



agenda

July 12, 2018; 6:00 pm

Winter Park Community Center
721 W New England Avenue

CRA advisory board

1 Administrative items

A. Approval of the Meeting Minutes from 6-28-18

2 Action items

A. FY18-19 Budget

3 Informational items

4 Public Comment

5 New business items

6 Adjournment

A. Next CRAA meeting – August 23

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 July 12, 2018		approved by <input type="checkbox"/> City Manager <input type="checkbox"/> City Attorney <input checked="" type="checkbox"/> N/A	
item type	<input checked="" type="checkbox"/> Administrative <input type="checkbox"/> Action <input type="checkbox"/> Information		

CRA advisory board

Subject

Approval of Minutes

motion | recommendation

Motion to approve the June 28, 2018 meeting minutes is requested.

background

N/A

alternatives | other considerations

N/A

fiscal impact

N/A

CITY OF WINTER PARK
COMMUNITY REDEVELOPMENT ADVISORY BOARD

Regular Meeting
12:00 pm

June 28, 2018
Chapman Room

MINUTES

Vice Chairman Alex Trauger called the meeting to order at 12:07 pm

BOARD MEMBERS PRESENT: Mike Emerson, Alex Trauger, Lambrine Macejewski and Jeff Stephens

BOARD MEMBERS ABSENT: Javier Omana, Woody Woodall, Teri Gagliano

STAFF MEMBERS PRESENT: Kyle Dudgeon, Lindsey Hayes, Laura Neudorffer, Dori Stone, Jason Seeley, Cathleen Daus, and Kelsi Baker

ADMINISTRATIVE ITEMS:

Item B: Approval of the 05-24-18 Meeting minutes

Motion made by Mike Emerson, seconded by Jeff Stephens, to approve the May 24, 2018 minutes.

Motion passes 4-0.

ACTION ITEMS:

Item A: Lawrence Center Expansion

Staff presented details on the project and an update from the meeting with Rollins along with a tentative timeline for the project to begin. Construction costs and design plans are still under way so this will not be the last time the Board sees this item. Once the final costs and the City contribution are confirmed staff will provide the Board with those final numbers.

Motion made by Lambrine Macejewski, seconded by Mike Emerson, to approve the creation of a line item for \$2.5M for the project. Motion passes 4-0.

Item B: Winter in the Park alternatives

Staff provided a presentation showcasing options for a weekend event in lieu of the Winter in the Park Ice Rink. Research provided an alternative in the amount of about \$28,000.00 to host a weekend event to include snow flurries, craft stations, a trackless train, etc. that staff believes will be a successful alternative. This alternative would also allow for funding to be allocated towards Capital Projects within the Strategic Plan. If the Board prefers to continue the tradition with the Ice Rink Staff would like to request an increase from \$225,000.00 to \$245,000.00. Staff also informed the Board that this may be the last year for the Ice Rink due to the new legislation. Motion made by Lambrine Macejewski, seconded by Jeff Stephens, to replace the annual Ice Rink event with the alternative weekend events and create a line item in the amount of \$30,000.00 to fund the event. Motion passes 4-0.

INFORMATIONAL ITEMS:

Item A: CRA Strategic Planning

Staff gave a brief overview but to respect everyone's time the Board suggested continuing the conversation at the next meeting.

NEW BUSINESS ITEMS:

Item A: Budget meeting discussion

ADJOURNMENT:

Next meeting scheduled for July 12, 2018 at 6:00 p.m. at the Winter Park Community Center

There being no further business to discuss, the meeting adjourned at 1:08 p.m.

Chairman, Javier Omana

Board Liaison, Laura Neudorffer



agenda item

meeting date	July 12, 2018	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 checked="" type="checkbox"/> Action <input type="checkbox"/> Information	

CRA advisory board

Subject: Item 2A

CRA Budget Update and Proposed Budget FY 2018-2019

motion | recommendation

Motion to approve the budget as presented is requested.

background

FY 2018-19 Budget Update:

Increment revenues have continued to see growth in the district as a result of the growing economy and new developments in the district. As of June 2018, actual expenditures and revenues of the CRA are expected to be in-line with budgeted estimates by fiscal year-end. General operating and staffing costs are expected to each stay below ten percent of total expenditures. Debt Service shows no significant change. The sale of 1111 W. Fairbanks Avenue also provided an additional \$1 million rebate as its contribution for purchase by the City.

Tax Base Trends:

Over the last couple of years the real estate market has grown consistently. In turn, taxable valuations for CRA properties have mirrored this trend. Budget estimates suggest increment revenue will increase from about \$4.3 million to \$4.6 million. This is the second year the CRA has provided a 30% rebate to the County for increment increases over its contribution of \$2 million which is a requirement of the establishing ordinance.

FY 2019 Proposed Budget:

As a result of the increase in revenue staff has proposed a budget that maintains all debt service payments, supports operations, fulfills all contracts, continues operation of existing programs and includes prioritized projects and programs based on the approved CRA capital improvement plan.

The budget documents describe the request from staff to fund programs and projects for FY2018-2019, including the capital improvement plan. The following chart represents highlights of new funding for the upcoming fiscal year divided by project, program, and social and event:

Budget Highlights:

Project Funding	
Lawrence Center Garage	\$3,258,161
17-92 PD&E Funding	\$750,000
Decorative Street Lighting Phase II Funding	\$271,000
CRA Enhancements Fund	\$100,000
QTI Project Funding	\$56,000
Small Scale CRA Projects Fund	\$40,000
Program Funding	
Housing Renovation Program	\$40,000
Summer Youth Employment Program	\$20,000
Driveway Renovation Program	\$12,000
Residential Paint Program	\$10,000
Social & Event Funding	
Community Center Programming	\$48,000
Heritage Center Operations	\$40,000
Winter Park Playhouse	\$40,000
Welbourne Nursery Program	\$35,000
Winter in the Park alternative	\$30,000
Depugh Nursing Home	\$20,000 (request)
Organizational Support Grant Program	\$15,000
Popcorn Flicks	\$7,000 (request)
Total:	\$4,792,134

Budget highlights indicate over \$4.7 million of investment by the CRA to the district in project and program funding. Included for discussion is the Lawrence Center Garage, 17-92 PD&E project, QTI Project Fund, Winter in the Park alternative, a request from the Depugh Nursing Home for support in the amount of \$20,000, and the increase in Popcorn Flicks from six to seven thousand.

Lawrence Center Garage :

This public private partnership provides the opportunity for the CRA to entertain new parking supply in the downtown. Any potential partnership would be for parking spaces only, and would not include land cost or acquisition.

Parking: Currently designed is a 38,945 square foot, two-story, three level parking garage with 184 spaces. At their July 9th CRA Agency meeting, the board motioned to move forward evaluating a six level garage yielding approximately 180 public spaces.

Cost: The **original proposed garage** of a three level garage at 184 spaces totals \$5.5 million. Adding two levels would provide for an additional \$2.5 million with three levels costing more. The Advisory Board and Agency both agreed to move the \$1 million rebate of the 1111 W. Fairbanks property and \$1.1 million reallocation from New York Avenue. This is reflected in both the budget and CIP. While final numbers are being explored staff is moving \$3.25 million to this item as a placeholder.

Operations and Maintenance: Similar to the Park Place Garage and Bank of America agreements, the CRA would enter into an agreement outlining operations and maintenance costs. This would include utilization of city spaces and payment as necessary. The anticipated timeframe for construction of this facility is 18-24 months. The CRA Agency will have the opportunity to determine final commitment before construction to determine final costs and use.

17-92 PD&E Update:

The \$750,000 for improvements to U.S. 17-92, or Orlando Avenue, is the first of a three year allocation consistent with the local match required by the Florida Department of Transportation (FDOT). In total, this \$3.6 million dollar improvement will account for the intersection improvements of Orlando Avenue and Fairbanks, Morse, and Webster Avenue including mast arms, landscaping, pedestrian curbing, and utility improvements including stormwater. In addition, the CRA's local contribution will provide for sidewalk improvements in excess of six feet where applicable. At this time, the total local match is expected to be provided by FY2022 which is consistent with the current Capital Improvement Plan.

Qualified Target Industry Programming:

From time to time, the CRA has partnered with the county and state to provide relocation and retention incentives in pursuit of economic vitality for the district. The latest project is a relocation of a corporate headquarters to the CRA. Starting in FY2019, the firm is expected to grow an additional 80 jobs over the next six years at an average wage higher than 200% Orange County's average median income. Staff is recommending an allocation of \$56,000 to the budget as its local match to the state's Qualified Target Industry program.

The payout schedule is over six years and begins in 2020 providing for no immediate financial contribution. The program acts as a rebate for additional protection ensuring all jobs have been created and retained prior to remission of any funds according to the program schedule. Funding is additionally subject to the firm meeting all the statutory requirements of the QTI program and an affirmation and obligation of support by Orange County.

Winter in the Park alternative:

At the April 23 CRA Agency meeting, staff provided a review of the 2017 Winter in the Park event accounting for attendance, marketing CRA Agency meeting, staff provided a summary of the FY17-18 Winter in the Park ice skating rink. The summary reviewed metrics for the event and stated while it continues to receive interest, attendance has decreased resulting in a 20% drop since 2014. As a response, Staff was directed to provide alternatives for consideration.

The development of the ice rink was a response to the recession as an opportunity to attract locals and regional visitors to spend time and money in the downtown area. To this end, attendance records indicate a maximum return on investment on the eight weekends during rink operation with attendance averaging 469 skaters per day versus 210 during the week. This is also evident in revenues shifting from \$1,776 per weekday to \$3,803 on the weekend. The resulting data trends suggest weekend events provide the maximum value to the CRA while still providing the intent of the ice rink as a special event.

The district currently includes a number of special events during the holiday season including the Holiday Window Contest, Winter on the Avenue, Popcorn Flicks, Chamber Pancake Breakfast, Christmas Parade, Tiffany Window Lighting, Parade of Bands, and Holiday Pops Concert. Given the sustained success of these events, staff is providing an alternative which looks to supplement and provide additional value to the number of events already in place.

Partnering with the Parks Department, staff has developed a scope for two events on the weekends of December 7th and 15th. The December 7th event draws from the Winter on the Avenue which totaled approximately 5000 people in 2017. Located in the West Meadow, families can expect a Winter setting to include snow slides, a Christmas train, hot chocolate, s'more station, craft workshop, and other interactive activities. On the weekend of the 15th, a second movie in the park will be offered. On average, the December Popcorn Flicks draws approximately 1000 people to the downtown area which is highest for the year. The weekend of the 15th is rare in that no special events are programmed around this time. The weekend of the 15th has historically shown to attract 1200 skaters to the rink. Providing a special event during this time could act as a substitute should Winter in the Park not be in operation. Similar to the ice rink, Staff would additionally request the opportunity to elicit sponsors for these events.

Budget Impact: Total cost of the two events as a pilot is valued at \$30,000. This includes operations, maintenance, and vendor costs. This value would supplement the \$225,000 ice rink line item leaving \$195,000 unallocated for future projects starting in FY19. Should the advisory board recommend continued funding of the ice rink, Staff recommends funding at \$245,000 to account for additional labor costs.

This alternative was approved by the advisory board at its June 28th meeting.

Depugh Nursing Home:

Depugh Nursing Home, located at 550 West Morse Boulevard, is requesting annual support from the CRA for capital and operational projects in the amount of \$20,000.

The CRA Plan speaks to both physical and social blight within the district. Specifically, the development of human and community capital. CRA staff manages this goal, in part, by providing organizational support grants to nonprofits which demonstrate their ability to execute the objectives of the CRA plan outside the expertise of staff. The organization must demonstrate how funds provide a direct benefit to the district, its residents, and guests on a yearly basis. These may include additional programs or capital projects which benefit area residents. The application, provided as backup, addresses a capital project for FY18-19 as well as their formal request. At the May 24th advisory meeting, the board recommended approval of a \$20,000 allocation beginning in FY18-19.

Any organization receiving funds by the CRA is subject to an annual agreement and report outlining how funds were used, who was impacted, and how the CRA has benefited from the expenditure.

alternatives | other considerations

Amend the budget

fiscal impact

Approval for FY18-19 with a balanced budget.

Winter Park CRA 5-Year Capital Improvement Plan

Capital Projects	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Total Est. Cost
17-92 PD&E	\$412,575	\$750,000	\$1,735,678	\$717,113		\$3,615,366
New York Avenue Streetscape	\$500,504					\$500,504
Residential Decorative Lighting Plan	\$261,000	\$271,000				\$532,000
Denning Drive	\$1,847,143					\$1,847,143
Lawrence Center Garage		\$3,258,161				\$3,258,161
Total	\$3,021,222	\$4,279,161	\$1,735,678	\$717,113	\$0	\$6,495,013

Events	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Total Est. Cost
Winter in the Park	\$225,000	\$30,000	\$30,000	\$30,000	\$30,000	\$562,084
Popcorn Flicks	\$6,000	\$7,000	\$7,000	\$7,000	\$7,000	\$40,000
Promotional Activities	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$30,000
Total	\$241,000	\$47,000	\$47,000	\$47,000	\$47,000	\$632,084

Programs & Maintenance	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Total Est. Cost
Summer Youth Employment	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$120,000
Community Center Programs	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000	\$280,000
Welbourne Day	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$200,000
Heritage Center Operation	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$240,000
WP Playhouse	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$225,000
Small Scale CRA Improvements	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$160,000
CRA Enhancements Fund	\$100,000	\$100,000	\$100,000	\$100,000	\$10,000	\$410,000
Capital Maintenance of Parking	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$540,000
Qualified Target Industry/TIE	\$109,900	\$56,000	\$0	\$0	\$0	\$165,900
Implement Parking Strategies	\$108,500	\$0	\$0	\$0	\$0	\$108,500
Park Ave Improvements	\$41,692	\$0	\$0	\$0	\$0	\$41,692
Total	\$673,092	\$469,000	\$413,000	\$413,000	\$323,000	\$2,340,900

Grants	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Total Est. Cost
Business Façade Grant	\$119,375	\$0	\$40,000	\$40,000	\$40,000	\$216,852
Business Sign Replacement Grant	\$10,000	\$0	\$10,000	\$10,000	\$10,000	\$10,000
Driveway Renovation Grant	\$24,000	\$12,000	\$12,000	\$12,000	\$12,000	\$48,000
Housing Rehabilitation Grant	\$47,830	\$40,000	\$40,000	\$40,000	\$40,000	\$150,489
Organizational Support Grant	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$45,000
Paint Only Grant	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$25,000
Total	\$226,205	\$77,000	\$127,000	\$127,000	\$127,000	\$495,341

Operational Expenses	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Total Est. Cost
Staff & Indirect Costs	\$319,830	\$374,271	\$388,869	\$404,098	\$419,989	\$2,210,495
General Operating	\$79,565	\$97,588	\$98,148	\$103,872	\$105,486	\$597,598
Contractual Services	\$141,500	\$150,000	\$150,000	\$150,000	\$150,000	\$854,439
Indirect Costs	\$57,550	\$67,955	\$73,663	\$77,346	\$81,213	\$400,338
Debt Service	\$1,496,649	\$1,483,491	\$1,489,029	\$1,489,029	\$1,490,654	\$8,942,404
Total	\$2,095,094	\$2,173,305	\$2,199,709	\$2,224,345	\$2,247,342	\$6,333,878

Revenue	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
TIF Revenue - City	\$2,125,167	\$2,349,656	\$2,460,635	\$2,558,667	\$2,644,000
TIF Revenue - County	\$2,196,932	\$2,316,432	\$2,455,418	\$2,578,189	\$2,727,099
Investments	\$35,000	\$31,500	\$30,000	\$30,000	\$30,000
Misc Revenue	\$181,495	\$1,030,000	\$30,000	\$30,000	\$30,000
Carry Forward	\$3,045,897	\$1,327,878	\$0	\$453,666	\$2,122,064
FY Total Revenue	\$7,584,491	\$7,055,466	\$4,976,053	\$5,650,522	\$7,553,163
Total Expenses	(\$6,256,613)	(\$7,055,466)	(\$4,522,387)	(\$3,528,458)	(\$2,744,342)
Remaining Revenue	\$1,327,878	\$0	\$453,666	\$2,122,064	\$4,808,821

Assumption: TIF year revenues to increase based on FY 2018 Budget Template
CIP Plan is not intended to replace budget for total revenue/expenditure values

CRA FY2018-19 Budget Forecast

Naviline Account Number	Munis Account Number	Account Name	Request	Mid year	Budget	Actual	Actual
			2019	2018	2018	2017	2016
			Request	Mid year	Budget	Actual	Actual
			2019	2018	2018	2017	2016
Staffing Costs							
Salaries and Employee Related Costs			374,271	205,156	319,830	303,438	280,164
Contractual Services			150,000	17,045	141,500	112,939	40,826
Indirect Costs			67,955	57,550	57,550	42,611	53,323
Totals			592,226	279,751	518,880	458,988	374,312.27
Rate of Change			111.7%	20.9%	13.0%	22.6%	16.6%
Revenues							
TIF Revenue			4,666,088	-	4,322,099	3,783,493	2,986,272
Investment Revenue			31,500	-	35,000	31,088	42,467
Misc Revenue			1,030,000	-	181,495	280,087	187,334
Total Revenues			5,727,588	-	4,538,594	4,094,668	3,216,073
Rate of Change			26.2%		10.8%	27.3%	18.5%
Expenditures							
Operational Costs			689,814	278,348	608,445	538,154	440,010
Community Initiative			225,000	144,206	204,000	159,591	131,825
Capital Maintenance			90,000	70,364	90,000	75,441	75,331
Total Expenditures			1,004,814	492,918	902,445	773,186	647,166.87
Rate of Change (Actual)			11.3%	10.3%	16.7%	19.5%	7.6%
Debt Service							
Debt Service (Principal)			1,185,000	1,160,000	1,160,000	1,120,000	1,085,000
Debt Service (Interest)			298,491	243,597	336,648	373,552	409,053
Debt Service Totals			1,483,491	1,403,597	1,496,648	1,493,552	1,494,053
Net Operating Gain/Loss (funding available for projects)			3,239,283.00		2,139,500.69	1,827,929.76	1,074,853.20
Rate of Change						70.1%	74.8%
Capital Outlay							
Projects			4,567,161		3,857,520	529,093	1,405,963
Other Financing Sources							
Issuance of Debt							
Change in Fund Balance			(1,327,878.00)		(1,718,018.85)	1,298,836.72	(331,110.24)
Beginning Fund Balance			1,327,878		3,045,897	1,747,060	2,078,171
Ending Fund Balance			0		1,327,878	3,045,897	1,747,060

CRA FY2018-19 Budget Forecast

Naviline Account Number	Munis Account Number	Account Name	Request	Mid year	Budget	Actual	Actual
			2019	2018	2018	2017	2016
104-0000-104.00-00		BANK OF AMERICA / EQUITY IN POOLED CASH					
104-0000-104.02-00		EQUITY IN POOLED CASH / MARKET VAL OF INVESTMENTS					
104-0000-115.10-00		ACCOUNTS RECEIVABLE / OTHER - MISC REC					
104-0000-115.10-05		OTHER - MISC REC / MR-DOUBTFUL ACCOUNTS					
104-0000-115.10-30		OTHER - MISC REC / ACCRUED INTEREST					
104-0000-115.30-10		CRA / NOTES REC - COWHERD					
104-0000-133.00-00		ASSET / DUE FROM OTHER GOVERNMENT					
104-0000-151.50-48		OPERATING PORTFOLIO / COMMUNITY CENTER BOND					
104-0000-172.00-00		REVENUE / REVENUE					
104-0000-201.00-00		LIABILITY / VOUCHERS PAYABLE					
104-0000-201.02-00		VOUCHERS PAYABLE / P-CARD PAYABLE					
104-0000-201.04-00		VOUCHERS PAYABLE / CITY WATER BILL PAYABLE					
104-0000-216.01-00		ACCRUED PAYROLL / PAYROLL LIABILITY					
104-0000-218.01-36		PAYROLL DEDUCTIONS / Unum Life Insurances					
104-0000-223.00-00		LIABILITIES / DEFERRED REVENUE					
104-0000-236.01-00		ADVANCE FROM GENERAL FUND / ADVANCE FROM GENERAL FU					
104-0000-242.00-00		LIABILITY / EXPENDITURES					
104-0000-243.00-00		LIABILITY / ENCUMBRANCES					
104-0000-245.00-00		LIABILITY / RESERVE FOR ENCUMBRANCES					
104-0000-271.00-00		RETAINED EARNINGS / FUND BALANCE					
104-0000-311.10-00		AD VALOREM TAXES / CURRENT AD VALOREM TAXES					
104-0000-381.01-00		AD VALOREM TAXES / CURRENT AD VALOREM TAXES	2,349,656		2,125,167	1,822,284	1,435,305
104-0000-311.10-05		CURRENT AD VALOREM TAXES / FROM COUNTY FOR CRA					
104-0000-338.50-01		CURRENT AD VALOREM TAXES / FROM COUNTY FOR CRA	2,316,432		2,196,932	1,961,209	1,550,967
104-0000-331.49-10		OTHER TRANSPORTATION / FDOT PASS THRU PROJECTS					
104-0000-331.90-01		OTHER FEDERAL GRANTS / CDBG HOUSING REHAB					
104-0000-344.10-00		TRANSPORTATION / TROLLEY FARES					
104-0000-344.50-01		PARKING FACILITIES / CBD EMPLOYEE PARKING PROG					
		Winter in the Park Total Revenues					
104-0000-347.41-01	1040347 347411	WINTER IN PARK - ICE RINK / GENERAL ADMISSION			120,049	150,720	154,102
104-0000-347.41-02		WINTER IN PARK - ICE RINK / GROUP ADMISSION (10-19)					
104-0000-347.41-03		WINTER IN PARK - ICE RINK / GROUP ADMISSION (20+)					
104-0000-347.41-04	1042347 347414	WINTER IN PARK - ICE RINK / CONCESSIONS			6,445	1,667	4,382
104-0000-347.41-05	1042347 347415	WINTER IN PARK - ICE RINK / ICE RINK SPONSORSHIPS			25,000	9,400	(1,150)
104-0000-347.41-06		WINTER IN PARK - ICE RINK / VENDOR CONCESSIONS					
104-0000-347.41-07		WINTER IN PARK - ICE RINK / PARTIES					
104-0000-361.10-10		INTEREST / CHECKING AND SAVINGS				(1,554)	(1,168)
104-0000-361.10-13		INTEREST / INVESTMENT PORTFOLIO	31,500		35,000	32,642	43,635
104-0000-361.10-16		INTEREST / BANKFIRST SRB ACCOUNT					
104-0000-361.10-17		INTEREST / CITIZENS BANK CD ACCOUNT					
104-0000-361.20-10		STATE INVESTMENT BOARD / STATE INVESTMENT BOARD					
104-0000-362.80-00		RENT & ROYALTIES / ADVERTISING ON TROLLEY					
104-0000-364.40-19		SALE OF ASSETS / PLANNING					
104-0000-369.90-10		OTHER / OTHER MISC REVENUE	1,030,000		30,000	118,300	30,000
104-0000-381.01-00		INTERFUND TRANSFER / TRANS FROM GENERAL FUND					
104-0000-381.10-10		INTERFUND TRANSFER / TRANSFER FROM DONATIONS					
104-0000-381.50-80		INTERNAL SERVICE FUND / EMPLOYEE INSURANCE FUND					
104-0000-381.50-90		INTERNAL SERVICE FUND / TRANSFER FROM GEN. INSRN.					
104-0000-382.10-00		FUND BALANCE CARRYFORWARD / FUND BALANCE CARRYFORWA					
104-0000-382.10-11		FUND BALANCE CARRYFORWARD / ENCUMBRANCE ROLLOVER					
104-0000-382.10-12		FUND BALANCE CARRYFORWARD / PROJECT BUDGET ROLLOVER					
104-0000-382.10-40		FUND BALANCE CARRYFORWARD / BOND PROCEEDS					
104-0000-386.10-10		NOTES PAYABLE / DAN BELLOWS - NE STREET L					

CRA FY2018-19 Budget Forecast

Naviline Account Number	Munis Account Number	Account Name	Request	Mid year	Budget	Actual	Actual
			2019	2018	2018	2017	2016
104-2306-515.12-10	1042306 512010	SALARIES / REGULAR WAGES	291,604	146,851	236,126	225,330	200,765
104-2306-515.13-10	1042306 513010	SALARIES / PART TIME/TEMPORARY WAGES					
104-2306-515.14-10	1042306 514010	SALARIES / OVERTIME WAGES					1,743
104-2306-515.15-40		SPECIAL PAY / LONGEVITY					
104-2306-515.15-60		SPECIAL PAY / MEDICAL ABSENCE SELL BACK					
104-2306-515.21-10	1042306 521010	TAX BENEFITS / FICA TAXES	20,813	10,679	17,063	16,291	14,907
104-2306-515.22-10	1042306 522010	RETIREMENT BENEFITS / PENSION	19,612	10,447	16,529	15,807	14,176
104-2306-515.22-20	1042306 522020	RETIREMENT BENEFITS / ICMA CITY CONTRIBUTION	3,274	1,916	3,238	3,050	2,612
104-2306-515.23-10	1042306 523010	INSURANCE BENEFITS / GROUP HEALTH INSURANCE	33,300	32,781	43,000	39,781	43,834
104-2306-515.23-11	1042306 523011	INSURANCE BENEFITS / LIFE INSURANCE	620	318	515	482	433
104-2306-515.23-12	1042306 523012	INSURANCE BENEFITS / AD&D INSURANCE	70	35	57	53	48
104-2306-515.23-13	1042306 523013	INSURANCE BENEFITS / DISABILITY INSURANCE	720	353	572	535	480
104-2306-515.24-10	1042306 524010	WORKER'S COMPENSATION / WORKER'S COMPENSATION	4,200	1,751	2,689	2,069	1,127
104-2306-515.25-10	1042306 525010	UNEMPLOYMENT BENEFIT / UNEMPLOYMENT COMPENSATION	58	25	41	41	39
104-2306-515.31-10	1042306 531010	PROFESSIONAL SERVICES / CITY ATTORNEY	20,000	13,852	20,000	29,643	18,152
104-2306-515.31-20		PROFESSIONAL SERVICES / OTHER LEGAL SERVICES					-
104-2306-515.34-40	1042306 534040	CONTRACTUAL SERVICES / CONTRACTUAL SERVICE	150,000	17,045	141,500	112,939	40,826
104-2306-515.34-46	1042306	CONTRACTUAL SERVICES / SOCIAL PROGRAMMING					
104-2306-515.34-47	1042306 534047	CONTRACTUAL SERVICES / SUMMER YOUTH EMPLOYMENT	20,000	-	20,000	17,959	9,627
104-2306-515.34-48	1042306 534048	CONTRACTUAL SERVICES / HERITAGE CENTER OPERATION	40,000	40,000	40,000	40,000	30,000
104-2306-515.34-50	1042306	CONTRACTUAL SERVICES / CONDUIT-FUTURE PROJECTS					
104-2306-515.34-52	1042306 534052	CONTRACTUAL SERVICES / COMMUNITY CENTER PROGRAMS	48,000	23,206	48,000	42,878	41,669
104-2306-515.34-60		CONTRACTUAL SERVICES / INTRACITY CONNECTOR					
104-2306-515.40-10	1042306 540010	TRAVEL / TRAVEL & TRAINING	8,000	1,721	8,000	3,304	3,955
104-2306-515.40-20	1042306	TRAVEL / CAR ALLOWANCE					
104-2306-515.41-10	1042306	COMMUNICATION SERVICES / TELEPHONE - LONG DISTANCE					
104-2306-515.41-15	1042306 541015	COMMUNICATION SERVICES / TELEPHONE - EQUIP CHGS	1,133	645	1,153	819	960
104-2306-515.41-16	1042306 541016	COMMUNICATIONS SERVICES / AIRCARDS				943	866
104-2306-515.41-20	1042306 541020	COMMUNICATION SERVICES / CELL PHONES/BEEPERS	2,400	1,181	2,400	3,355	2,494
104-2306-515.41-30	1042306	COMMUNICATION SERVICES / TELEPHONE MAINTENANCE					
104-2306-515.42-10	1042306 542010	TRANSPORTATION / POSTAGE & FREIGHT	1,000	-	1,000	878	-
104-2306-515.44-60	1042306	RENTALS & LEASES / VEHICLE RENTAL					
104-2306-515.44-62	1042306	RENTALS & LEASES / EXCESS VEH. RENTAL ADJUST					
104-2306-515.44-63	1042306 544063	COPIER RENTAL	1,000	750	1,000	1,000	
104-2306-515.44-70	1042306	RENTALS & LEASES / DATA PROCESSING USAGE CHG					
104-2306-515.44-71	1042306	RENTALS & LEASES / DATA EQUIPMENT CHARGE					
104-2306-515.45-10	1042306	INSURANCE / GENERAL LIABILITY	9,579	6,661	8,881	9,237	9,009
104-2306-515.45-11	1042306	INSURANCE / RISK MGMT OPERATIONS	2,980	1,613	2,151	1,761	1,807
104-2306-515.45-30	1042306	INSURANCE / VEHICLE INSURANCE					
104-2306-515.45-40	1042306	INSURANCE / OTHER INSURANCE	9,500	6,375	8,500	8,231	8,231
104-2306-515.46-20	1042306	REPAIR SERVICES / BUILDING MAINTENANCE					
104-2306-515.46-40	1042306	REPAIR SERVICES / EQUIPMENT MAINTENANCE					
104-2306-515.46-50	1042306	REPAIR SERVICES / VEHICLE MAINTENANCE					
104-2306-515.46-60	1042306	REPAIR SERVICES / FLEET MAINT. OVERHEAD					
104-2306-515.46-65	1042306 546065	REPAIR SERVICES / PARKING GARAGE MAINT.	90,000	70,364	90,000	75,441	75,331
104-2306-515.47-10	1042306 547010	PRINTING & BINDING / PRINTING & BINDING	4,000	6,500	4,000	860	4,416
104-2306-515.47-20	1042306	PRINTING & BINDING / PHOTOGRAPHY					
104-2306-515.47-30	1042306 547030	PRINTING & BINDING / COPIER	796	402	780	926	525
104-2306-515.48-10	1042306 548010	PROMOTIONAL ACTIVITIES / PROMOTIONAL ACTIVITIES	10,000	6,733	10,000	239	4,161
104-2306-515.48-15	1042306 548015	PROMOTIONAL ACTIVITIES / UNITY HERITAGE FESTIVAL					600
104-2306-515.49-01		OTHER EXPENDITURES / SCHOLARSHIP FUND					
104-2306-515.49-02		OTHER EXPENDITURES / MICRO LOAN PROGRAMS					
104-2306-515.52-10	1042306 552010	OPERATING EXPENSES / GENERAL OPERATING SUPPLY	15,500	4,008	11,500	9,971	6,868

CRA FY2018-19 Budget Forecast

Naviline Account Number	Munis Account Number	Account Name	Request	Mid year	Budget	Actual	Actual
			2019	2018	2018	2017	2016
104-2306-515.52-20	1042306	OPERATING EXPENSES / FUEL					
104-2306-515.52-90	1042306 552090	OPERATING EXPENSES / EQUIPMENT UNDER \$5,000	2,500	-	2,500	7,847	-
104-2306-515.54-10	1042306 554010	PUBLICATIONS/MEMBERSHIPS / BOOKS & PERIODICALS	200	-	200	116	35
104-2306-515.54-20	1042306 554020	PUBLICATIONS/MEMBERSHIPS / MEMBERSHIPS	9,000	5,707	7,500	35	4,220
104-2306-515.64-40	1042306	FIXED ASSET PURCHASES / FURNITURE					
104-2306-515.64-50	1042306	FIXED ASSET PURCHASES / MACHINERY & EQUIPMENT					
104-2307-515.71-02		DEBT SERVICE / REPAY ADVANCE FROM G/F					
104-2307-582.71-04		PRINCIPAL / CRA LOAN #67					
104-2307-582.71-05		PRINCIPAL / CRA LOAN #83					
104-2307-582.71-06		PRINCIPAL / 2005-1 LOAN					
104-2307-582.71-18		PRINCIPAL / 2005-2 LOAN					
104-2307-582.71-19	1042307 571034	PRINCIPAL / 2006 LOAN	125,000	125,000	125,000	120,000	115,000
104-2307-582.71-20		PRINCIPAL / 2007 LOAN					
104-2307-582.71-20	1042307 571035	PRINCIPAL / ORANGE AVE. NOTE, 2007	510,000	490,000	490,000	465,000	445,000
104-2307-582.71-21	1042307 571036	PRINCIPAL / COMMUNITY CENTER LOAN	550,000	545,000	545,000	535,000	525,000
104-2307-582.71-28		CRA NOTE, SERIES 2012					
104-2307-582.72-04		INTEREST / CRA LOAN #67					
104-2307-582.72-05		INTEREST / CRA LOAN #83					
104-2307-582.72-06		INTEREST / 2005-1 LOAN					
104-2307-582.72-18		INTEREST / 2005-2 LOAN					
104-2307-582.72-19	1042307 572034	INTEREST / 2006 LOAN	36,469	21,881	41,331	46,097	50,667
104-2307-582.72-20	1042307 572035	INTEREST / ORANGE AVE. NOTE, 2007	202,720	183,906	225,120	246,512	266,896
104-2307-582.72-21		INTEREST / COMMUNITY CENTER LOAN					
104-2307-582.72-28	1042307 572036	CRA NOTE, SERIES 2012	59,302	37,810	70,197	80,943	91,490
104-2308-515.01-01		CRA PROJECTS / EXPAND SHADY PARK					
104-2308-515.01-02	1042308 583110	CRA PROJECTS / HOUSING REHAB. ASSISTANCE	40,000		47,830	14,829	16,696
104-2308-515.01-03		CRA PROJECTS / EXTEND ENGLISH ST.-CANTON					
104-2308-515.01-04		CRA PROJECTS / PEDESTRIAN CROSSWALKS					
104-2308-515.01-05		CRA PROJECTS / IMP. FOR CANTON PARK PRPY					
104-2308-515.01-06		CRA PROJECTS / DEMONSTRATION HOUSE					
104-2308-515.01-07		CRA PROJECTS / 17-92 P.D. & E. STUDY					
104-2308-515.01-08		CRA PROJECTS / COMMUNITY CENTER IMPROVM					
104-2308-515.01-09		CRA PROJECTS / CENTL BUS. DIST. PARKING					
104-2308-515.01-10		CRA PROJECTS / HANNIBAL SQ PARK LAND ACQ					
104-2308-515.01-11		CRA PROJECTS / HANNIBAL SQ PG FACILITIES					
104-2308-515.01-12		CRA PROJECTS / TRAFFIC CALMING					
104-2308-515.01-13		CRA PROJECTS / TRAFFIC PLANNING STUDIES					
104-2308-515.01-14		CRA PROJECTS / LEE ROAD ROW ACQUISITION					
104-2308-515.01-15		CRA PROJECTS / WESTSIDE NEIGHBORHOOD SCH					
104-2308-515.01-16		CRA PROJECTS / 17/92 P.D. & E. STUDY					
104-2308-515.01-17		CRA PROJECTS / HERITAGE CENTER FACILITY					

CRA FY2018-19 Budget Forecast

Naviline Account Number	Munis Account Number	Account Name	Request	Mid year	Budget	Actual	Actual
			2019	2018	2018	2017	2016
104-2308-515.01-18		CRA PROJECTS / PENN. AVE. ENHANCEMENTS					
104-2308-515.01-19		CRA PROJECTS / AFFORDABLE RENTAL HOUSING					
104-2308-515.01-20		CRA PROJECTS / COMMUNITY CENTER POOL					
104-2308-515.01-21		CRA PROJECTS / COMM. CENT. STAFF SUPPORT					
104-2308-515.01-22		CRA PROJECTS / MINORITY BUS. FACADE PROG					
104-2308-515.01-23		CRA PROJECTS / STREET ENHANCEMENT PLANS					
104-2308-515.01-24		CRA PROJECTS / BANK OF AMERICA PARKING					
104-2308-515.01-25		CRA PROJECTS / POST OFFICE REDEVELOPMENT					
104-2308-515.01-26		CRA PROJECTS / HERITAGE CENTER FACILITY					
104-2308-515.01-27		CRA PROJECTS / CANTON PK HOUSING-SEED \$					
104-2308-515.01-28		CRA PROJECTS / UNDERGD ELEC.-CANTON & VA					
104-2308-515.01-29		CRA PROJECTS / NEW ENGLAND - STREETSCAPE					
104-2308-515.01-30	1042308 565100	CRA PROJECTS / MISC. ENHANCEMENTS/OPP	140,000		140,000	20,000	17,704
104-2308-515.01-31		CRA PROJECTS / AFFORDABLE SENIOR HOUSING					
104-2308-515.01-35		CRA PROJECTS / DEMO CHAMBER					
104-2308-515.01-36		CRA PROJECTS / 329 N. PARK PLACE PARKING					
104-2308-515.01-37		CRA PROJECTS / ENZIAN THEATER PROJECT					
104-2308-515.01-38		CRA PROJECTS / GARFIELD/PENN. BUS. CENT.					
104-2308-515.01-39		CRA PROJECTS / LK ISLD PERFORMANCE STAGE					
104-2308-515.01-40		CRA PROJECTS / E MORSE BV-STREETSCAPE					
104-2308-515.01-41		CRA PROJECTS / ORANGE AVENUE IMPROVEMENT					
104-2308-515.01-42	1042308 565101	CRA PROJECTS / DENNING DR INT. IMPROVE		728,182	1,847,143	18,102	
104-2308-515.01-43		CRA PROJECTS / PURCHASE MCCARTHY BLDG.					
104-2308-515.01-44		CRA PROJECTS / WP WELCOME CENTER					
104-2308-515.01-45		CRA PROJECTS / HANNIBAL SQ LAND ACQ					
104-2308-515.01-46		CRA PROJECTS / FAIRBANKS ENHANCEMENT					
104-2308-515.01-47		CRA PROJECTS / COMMUNITY CENTER					
104-2308-515.01-48		CRA PROJECTS / CENTRAL PK-EAST SIDE IMPR					
104-2308-515.01-49		CRA PROJECTS / WEBSTER STREETSCAPE IMP.					
104-2308-515.01-50	1042308 583120	CRA PROJECTS / BUSINESS FACADE MATCH PRG		5,600	119,375	18,102	21,200
104-2308-515.01-51		CRA PROJECTS / CIVIC VENUES-ECONOMIC OPP					
104-2308-515.01-52		CRA PROJECTS / COMMUTER RAIL MATCH					
104-2308-515.01-53		CRA PROJECTS / CENTRAL PARK LOT B					
104-2308-515.01-54		CRA PROJECTS / BUS SHELTER IMPROVEMENTS					
104-2308-515.01-55		CRA PROJECTS / PARK AVE SURVEY/STUDY					
104-2308-515.01-56		CRA PROJECTS / HISTORIC DISTRICT EST					
104-2308-515.01-57		CRA PROJECTS / BUSINESS DISTRICT EVENT					
104-2308-515.01-58		CRA PROJECTS / HOUSING REHAB - CDBG PROJ					
104-2308-515.01-60		CRA PROJECTS / NEW YORK/NEW ENGLAND UNDG					
104-2308-515.01-59	1042308 548059	CRA PROJECTS / WEST MEADOW ICE RINK	30,000	183,906	225,000	217,084	223,609
104-2308-515.01-60		CRA PROJECTS / NEW YORK/NEW ENGLAND UNDG					
104-2308-515.01-61		CRA PROJECTS / E. MORSE BLVD STREETSCAPE					
104-2308-515.01-62	1042308 565102	CRA PROJECTS / 17-92 IMPROVEMENTS	750,000	13,025	412,575	26,925	
104-2308-515.01-63	1042308 531063	CRA PROJECTS / PARK AVE. STRATEGIC PLAN		28,593	41,692	-	28,308
104-2308-515.01-64		CRA PROJECTS / NEW ENG-SHADY PK TO CAPEN					
104-2308-515.01-65	1042308 583115	CRA PROJECTS / QUALIFIED TARGET IND PROG	56,000		109,900		19,800
104-2308-515.01-66		CRA PROJECTS / SIGNS AND WAYFINDING PJT				1,680	8,653
104-2308-515.01-67		CRA PROJECTS / E WELBOURNE STREETSCAPE					
104-2308-515.01-69		CRA PROJECTS / ADAPTIVE SIGNALIZATION					
104-2308-515.01-70		CRA PROJECTS / WP WOMEN'S CLUB RENOVATIO					10,000
104-2308-515.01-71	1042308 565105	NEW YORK STREETSCAPE			500,504	191,679	50,000
104-2308-515.01-72	1042308 565106	BUSINESS SIGN REPLACEMENT PRGM			10,000		
104-2308-515.01-73	1042308 583111	DRIVEWAY IMPROVE PRGM	12,000		24,000	11,700	3,000

CRA FY2018-19 Budget Forecast

Naviline Account Number	Munis Account Number		Account Name	Request	Mid year	Budget	Actual	Actual
				2019	2018	2018	2017	2016
104-2308-515.01-74	1042308	583112	PAINT ONLY PRGM	10,000	8,820	10,000	5,000	5,000
104-2308-515.01-74			17/92 FAIRBANKS					
104-2308-515.01-75	1042308	565107	IMPLEMENT PARKING STRATEG		16,175	108,500		
104-2308-515.01-76	1042308	565108	DEC LIGHTS & TREES IN CRA	271,000	-	261,000		
			LAWRENCE CENTER GARAGE	3,258,161				
104-2308-515.41-16			COMMUNICATIONS SERVICES / AIRCARDS					
104-2308-515.41-20			COMMUNICATIONS SERVICES / CELL PHONES/BEEPERS					
104-2308-515.52-10			OPERATING EXPENSES / GENERAL OPERATING SUPPLY					
104-7100-550.52-01	1047100	582040	OPERATING EXPENSES / ORG. SUPPORT TO ALLOCATE	15,000	-	15,000	2,755	3,929
104-7100-550.52-27			OPERATING EXPENSES / PARK AVE ASSOCIATION					
104-7100-550.52-30			OPERATING EXPENSES / CREALDE ART CENTER					
104-7100-550.52-38	1047100	582041	OPERATING EXPENSES / WELBOURNE NURSERY	35,000	35,000	35,000	25,000	15,000
104-7100-550.52-39	1047100	582042	OPERATING EXPENSES / ENZIAN THEATRE	7,000	6,000	6,000	6,000	6,000
104-7100-550.52-42	1047100	582043	OPERATING EXPENSES / WINTER PARK PLAYHOUSE	40,000	40,000	40,000	25,000	25,000
104-7100-550.52-46			OPERATING EXPENSES / ST. PATRICK'S DAY PARADE					-
			OPERATING EXPENSES / DEPUGH NURSING HOME	20,000				
104-8502-581.01-00			INTERFUND TRANSFER / TRANS TO GENERAL FUND					
104-8502-581.10-10			INTERFUND TRANSFER / CONTRIBUTIONS/DESIGNATION					
104-8502-581.10-30			INTERFUND TRANSFER / AFFORDABLE HOUSING FUND					
104-8502-581.20-30			INTERFUND TRANSFER / TRANS TO DEBT SERVICE					
104-8502-581.30-10			INTERFUND TRANSFER / TRANS TO CAPITAL PROJECTS				3,993	1,001,993
104-8502-581.30-30			INTERFUND TRANSFER / STORMWATER-CAPITAL PROJ					
104-8502-581.30-70			INTERFUND TRANSFER / TRANSFER TO PUB. SAFE. CP					
104-8502-581.40-60			INTERFUND TRANSFER / TRANSFER TO ELECTRIC OPER					
104-8502-584.01-10	104582	591701	REIMBURSEMENTS / REIMB ADMIN TO GEN FUND	67,955		57,550	42,611	53,323
104-9200-585.04-10			EXPENSE / CONTINGENCY RESERVE					
104-9200-585.12-10			PAY PLAN ADJUSTMENTS / PAY PLAN ADJUSTMENTS					
104-9200-585.12-14			PAY PLAN ADJUSTMENTS / PAY & CLASS. STUDY					
104-9200-585.12-15			PAY PLAN ADJUSTMENTS / GEN. EMP. PENSION IMPROVE					
104-9200-585.71-01			PRINCIPAL / FUND REFUND ESCROW ACCT.					



May 18, 2018

Winter Park Community Redevelopment Agency
401 South Park Avenue
Winter Park, Florida 32789

Dear CRA Board,

I am reaching out for your help on behalf of the historic Gardens at DePugh Nursing Center, requesting funds from the Winter Park Community Redevelopment Agency. A contribution from the CRA will revitalize and benefit the district and its residents, over and above what the Gardens is currently able to provide. The Gardens, located at the prominent intersection of Morse Blvd and Pennsylvania Avenue, is a central point in the heart of the CRA designated map. Our sizable campus consists of a 5-star rated skilled nursing facility serving a predominately disadvantaged population, a sensory garden, and a community garden; alongside visitor and employee parking lots. We are the only skilled nursing facility in the 32789 zip code.

Since the 1930's, the name "Mary Lee DePugh" has been synonymous with caring for Winter Park's elderly. The skilled nursing facility that now bears her name began as an outreach of the Benevolent Woman's Club, which is still active today. As the President of the organization, Ms. DePugh directed the group's resources toward providing healthcare and eldercare for residents of the community's Westside; first establishing an outpatient medical and dental clinic, then opening a nursing home in 1956.

Today, the Gardens at DePugh Nursing Center is a not-for-profit, 40-bed facility organized to provide short-term rehabilitative services (assisting those recovering from strokes, heart attacks, orthopedic conditions and other injuries), traditional skilled nursing services for those requiring long-term nursing care, and end-of-life palliative care to the aging population for all Winter Park residents regardless of race, religion and socioeconomic background. Care for our 40 residents generates from over 60, mostly minority employees and volunteer doctors and nurses. The Gardens also works closely with area hospitals, home health agencies, and hospices. Additionally, we are in partnership with Florida Hospital's Family Medical Residency Program as the main clinical teaching site for geriatric medical education. As a result, licensed physicians in this residency program will care for the medical needs of our residents on a more frequent basis than industry expectations.

Our mission, *"Providing excellence in care and quality of life"*, is the driving force behind everything we do. We pride ourselves in providing 5-Star, skilled nursing care, right in the heart of downtown Winter Park – in the same historic spot where Mary Lee DePugh began her services to the residents of the Westside Community almost 80 years ago. We operate by the Eden Alternative, holding a philosophy that no matter how old we are or what challenges we live with, life is about continuing to grow. Our hearts are warmed every single day we interact with the residents, and with your support, we can continue to protect their lives no matter the weather.

The Leadership of DePugh continually prides itself on running a tight, fiscal financial performance. Every aspect of our Board of Trustee's management of our facility is transparent with sound measures formally adopted. With a non-profit status, DePugh holds true to its mission of a 70% bed ratio to Medicaid patients, which comes with limited funding from less advantaged elders. With a total occupancy of 94% in 2017, the center stays at near capacity. This statistic is extremely favorable to the National average of 85%. Despite funding decreases from Medicaid and Medicare, the income from operations sufficiently covers all expenses due to management's commitment to operational efficiency. Given our mission covers a smaller (but not any less important) population in our community, unlike many local non-

profits which may extend outreach to our entire community, we hold strong to a value of high quality service for those fortunate residents entrusted in our fine care.

Our gardens should always be able to flourish, but unfortunately beautifying our lovely property sometimes has to take a secondary precedence to more pressing public safety issues. In September 16, 2017, Florida's Governor directed the Florida Agency for Health Care Administration (AHCA) and Florida Department of Elder Affairs to issue emergency rules to keep Floridians safe in healthcare facilities during emergencies as a result of deaths post-hurricane Irma. Pursuant to the emergency action, all assisted living facilities (ALFs) and nursing homes must obtain ample resources, including a generator and the appropriate amount of fuel, to sustain operations and maintain comfortable temperatures for at least 96-hours following a power outage. The purchase, design and installation of the full facility generator will provide a permanent solution to protecting every life entrusted to the Gardens of DePugh's 40-bed nursing center, especially in times of an emergency. The total estimated budget for this expensive project is \$256,500.00. To date, we have worked diligently in raising \$110,000 in grant funding towards this endeavor through generous contributions from the Edyth Bush Charitable Foundation, the Joe & Sarah Galloway Foundation and the Martin Andersen – Gracia Andersen Foundation. Several other applications for monies are still pending, while new leads are constantly being explored to hopefully completely fund this unexpected, non-budgeted mandate.

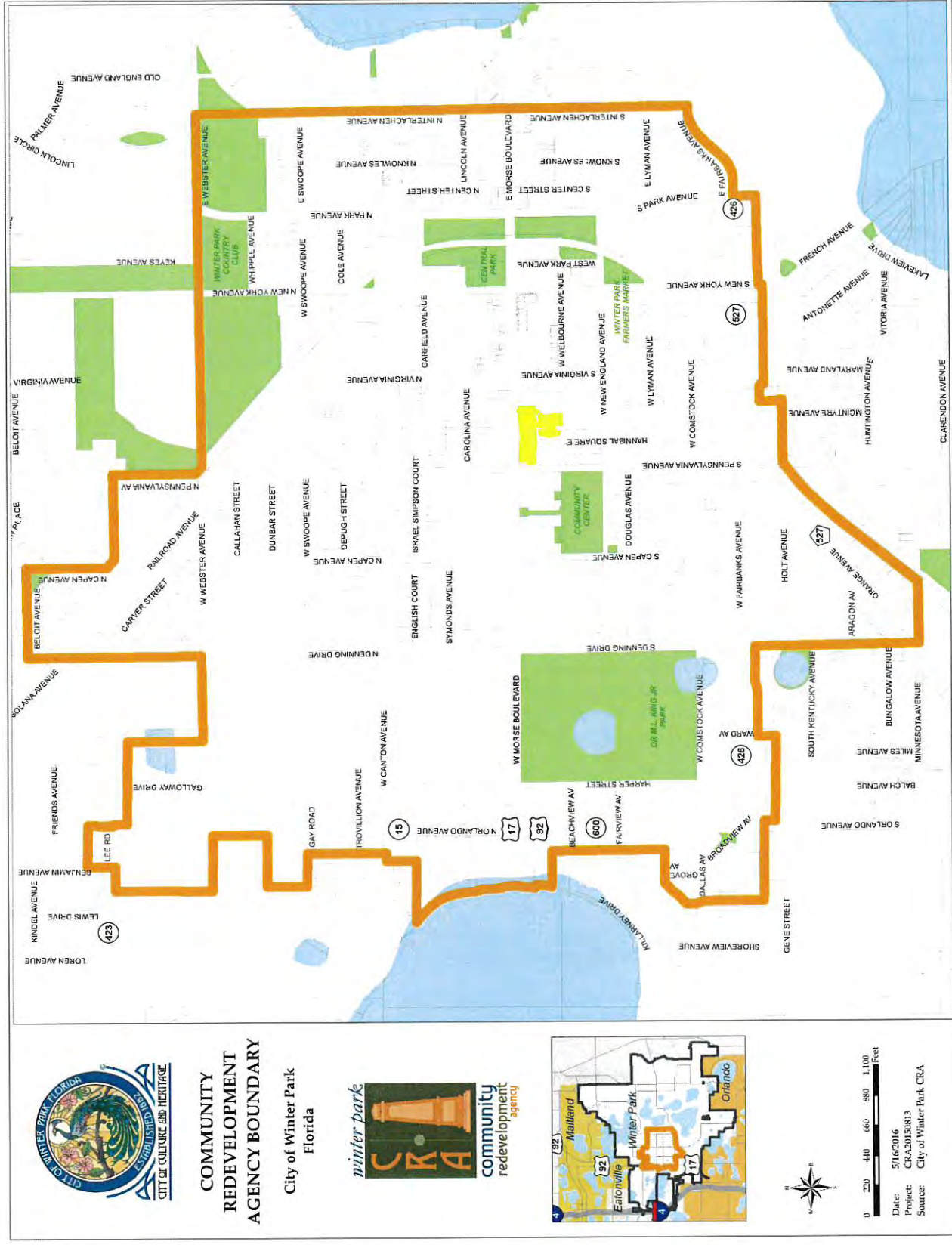
Being a good steward with our riches in the lovely green space we are fortunate to own is an important part of the character and urban fabric of the Westside community. The Gardens has always been and will continue to be a giving partner within the Winter Park community. Important to our cause is the building of social and recreational program associations. We collectively partner with neighbors in the utilization of our garden for shared events. We also provide a separate Community Garden to Our Whole Community for \$10 a year. This partnership allows organizations such as the Welbourne Avenue Nursey and Kindergarten space for children and others to learn about the value of gardening and the need for green space. We have sponsored events for the Hannibal Square Community Land Trust and work closely with the Winter Park Community Partners and Hannibal Square Heritage Center to keep Mary Lee DePugh's vision and contributions forefront and the history of the Westside alive and relevant. We also are responsible in beautifying the building's façade through property maintenance for a safe surrounding. Our Eden Alternative Education representative and receptionist has designed and is currently painting a beautiful interactive mural on the building facing Pennsylvania Avenue. We have received tremendous positive feedback from the community about what an incredible addition this interactive mural is to the streetscape of this high profile Winter Park corridor and the overall attractability of the building. Please see the attached pictures and check us out on Facebook, Instagram and Twitter. His work is truly incredible and done "hometown!" It is a lovely depiction of our gardens for all to enjoy.

Our facility truly is a home away from home for the entire DePugh family... residents, workers and visitors alike. We offer dignity and respect to our residents by realizing they don't live in our workplace, but instead, it is us who work within their living environment made comfortable. Annually we are requesting up to \$20,000 in assistance from the City of Winter Park under the CRA program guidelines to continually enrich our highly visible campus properties for a clean living environment. We ask kindly that you consider supporting the Gardens in revitalizing its signage and landscaping. We especially desire our property to look its finest in preparation of our 80th anniversary celebrations in 2019, to take place though out the entire year. Included in this request is a rendering of the signage proposal with a budget of \$25,000 and a proposal for increased landscaping with a budget of \$10,000. We are most appreciative of your every consideration and pledge to be faithful and thoughtful trustees of your investment. We will make sure to acknowledge the CRA through print and social media too, as we will be extremely proud and appreciative of the City's support of our most important mission - serving Winter Park's elders who need us!

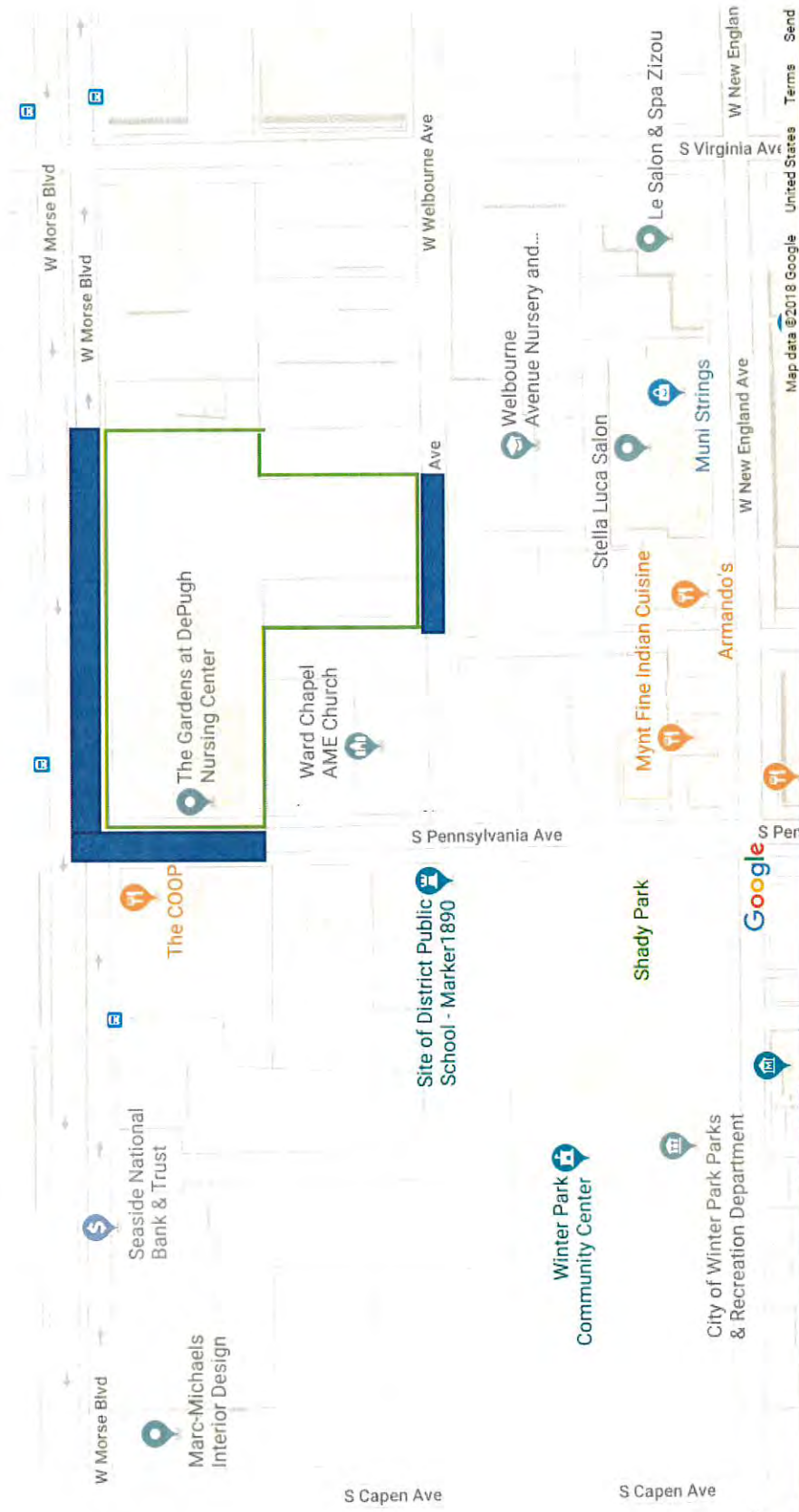
Sincerely,

A handwritten signature in black ink, appearing to read 'Kristine Miller', written over a large, loopy, circular flourish.

Kristine Miller,
Executive Director



Property Owned by The Mary Lee DePugh Nursing Home Association



The green box on the above map indicates the land owned by the Mary Lee DePugh Nursing Home Association. The property includes a 40-bed nursing facility, sensory garden, community garden, and visitor and employee parking lots.

The blue boxes on the above map indicate the road exposure of the property owned by The Mary Lee DePugh Nursing Home Association.



The Gardens at DePugh Nursing Center Board Member List October 2017

Richard Baldwin, Board President

Employer: Baldwin Brothers Memorial Care Services, Inc.

Position: Owner / CEO

Julie Kleffel, Board Vice President

Employer: Seacoast National Bank

Position: Executive Vice President / Community Banking Executive

Tom Abelman, Board Treasurer

Employer: Fiserv.

Position: Senior Strategist, CPA, CGMA

Reverend Alison Harrit, Board Secretary

Employer: St. Richard's Episcopal Church

Position: Rector

Dr. John Fleming, Board Member (Facility Medical Director)

Employer: University of Central Florida

Position: Physician – Geriatric Medicine

Dr. Ajoke Bamisile, Board Member

Employer: Central Florida Inpatient Medicine

Position: Medical Doctor

Carolyn Kraft Bethel, Board Member

Employer: Michael O'Shaughnessy, Inc.

Position: Office Manager and Realtor

Dr. Ivan Castro, Board Member

Employer: Concierge Medicine

Position: Owner / Internist

Dr. Ariel Cole, Board Member

Employer: University of Central Florida

Position: Physician – Geriatric Medicine

Joyce Henckler

Employer: University of Central Florida Foundation

Position (retired): Chief Development Officer, Associate Vice President for Development

Roxwell Robinson

Employer: Orange County Public Schools

Position: COMPAQ Program Manager

Millie Sorger, Board Member

Employer: Westminster Towers Orlando

Position: Nursing Home Administrator



Certified Public Accountants

Board of Directors
Mary Lee DePugh Nursing Home
Association, Inc. d/b/a The Gardens
at DePugh Nursing Center and Affiliate
Winter Park, Florida

In planning and performing our audit of the combined financial statements of **Mary Lee DePugh Nursing Home Association, Inc. d/b/a The Gardens at DePugh Nursing Center and Affiliate** (the "Association") as of and for the year ended December 31, 2016, in accordance with auditing standards generally accepted in the United States of America, we considered the Association's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the combined financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control. Accordingly, we do not express an opinion on the effectiveness of the Association's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis.

Our consideration of internal control was for the limited purpose described in the first paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

This letter is intended solely for the information and use of the Association's Board of Directors, management, and others within the organization and is not intended to be, and should not be, used by anyone other than these specified parties.

Moore Stephens Lovelace, P. A.

MOORE STEPHENS LOVELACE, P.A.
Certified Public Accountants

Orlando, Florida
October 3, 2017

MARY LEE DePUGH NURSING HOME ASSOCIATION, INC.
d/b/a THE GARDENS AT DePUGH NURSING CENTER AND AFFILIATE

COMBINED STATEMENTS OF OPERATIONS AND CHANGES IN NET ASSETS

Years Ended December 31, 2016 and 2015

	<u>2016</u>	<u>2015</u>
REVENUE		
Net patient service revenues	\$ 3,605,277	\$ 3,642,143
EXPENSES		
Nursing	1,313,547	1,254,179
General and administrative expenses	559,912	603,740
Dietary	351,170	341,585
Ancillary	291,913	358,429
Property operations and maintenance	223,357	185,541
Depreciation	175,632	174,239
Laundry and housekeeping	161,934	170,409
Insurance	127,719	220,766
Activities	119,165	112,759
Interest	80,497	78,301
TOTAL EXPENSES	<u>3,404,846</u>	<u>3,499,948</u>
NET INCOME FROM OPERATIONS	200,431	142,195
OTHER INCOME		
Contributions and grants	15,575	30,838
Other income	1,305	4,966
Interest and dividend income	2,353	883
TOTAL OTHER INCOME	<u>19,233</u>	<u>36,687</u>
CHANGE IN NET ASSETS	219,664	178,882
NET ASSETS - BEGINNING OF YEAR	<u>2,186,764</u>	<u>2,007,882</u>
NET ASSETS - END OF YEAR	<u><u>\$ 2,406,428</u></u>	<u><u>\$ 2,186,764</u></u>

The accompanying notes are an integral part of the combined financial statements.

A Woman of Strength



The nursing center at 550 W. Morse, Ave. (above) has grown from 28 beds in its earlier days (right) to a 40-bed facility.

INDOMITABLE MARY LEE DePUGH WORKED HARD TO RESTORE PRIDE IN HANNIBAL SQUARE

BY GAYLE AND STEVE RAJTAR



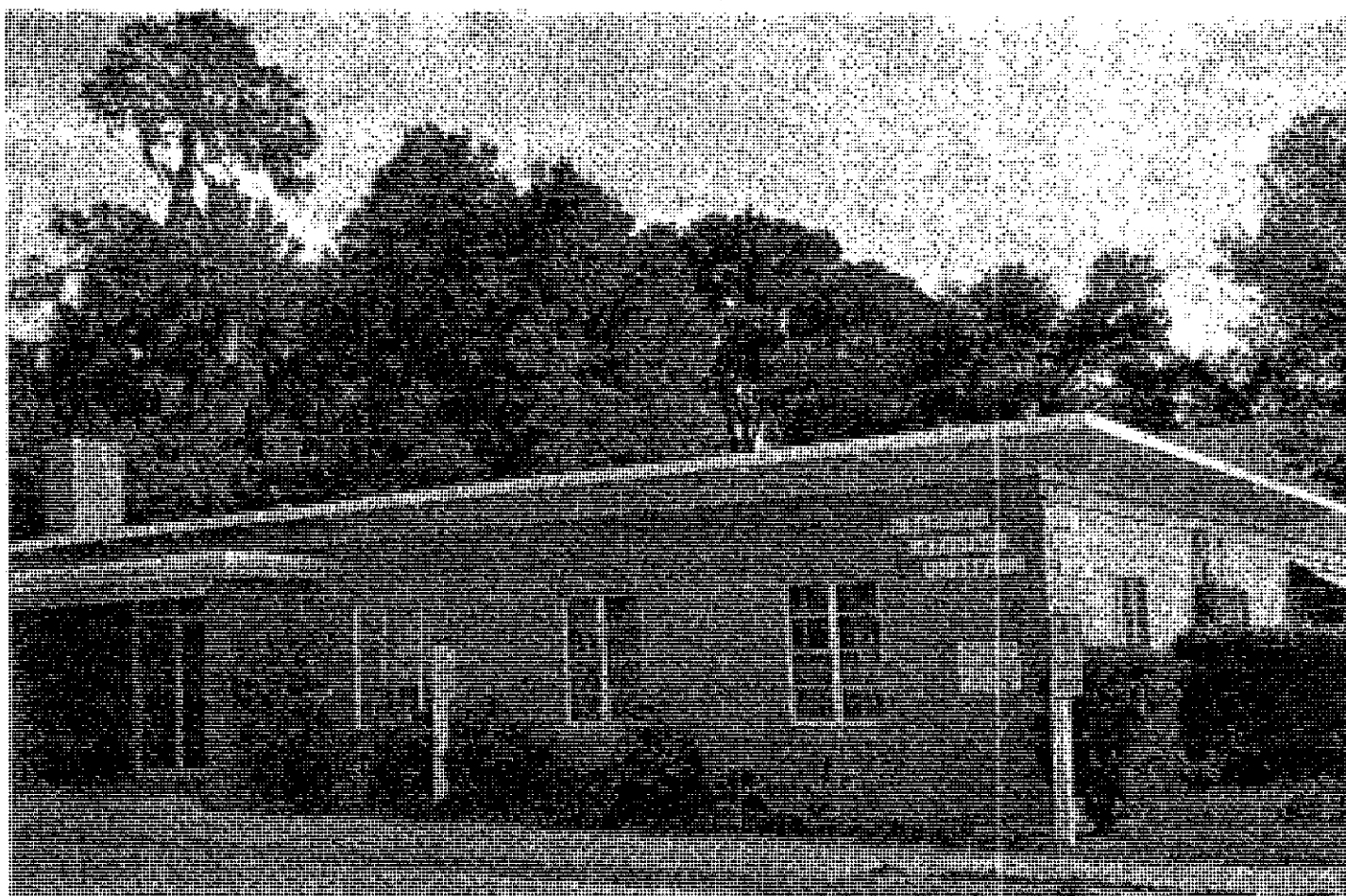
Mary Lee DePugh

In 1891, Winter Park's founders set a few blocks west of today's Central Park aside as a residential area for black residents who would work for wealthy Northerners the city hoped to attract. More than 50 years later, as the neighborhood west of Winter Park known as Hannibal Square was struggling, one woman's extraordinary determination helped restore civic pride.

Mary Lee DePugh was born in Louisiana in 1866. In 1905 she moved to Evanston, Ill., a suburb of Chicago, and it was there she met and married Baker DePugh. Baker and Mary Lee worked for Evanston residents George and Maud Kraft until the Krafts sold their successful chain of five-and-dime stores to the F.W. Woolworth Company and retired to Winter Park in 1927.

Ten years later, Maud became a wealthy widow and offered to employ the DePughs, enticing them to leave the harsh Illinois winters and move to Florida. She bought them a comfortable house at 805 W. Fairbanks Ave., just east of Denning Avenue toward the southern end of Hannibal Square. The location followed the plan established by Loring Chase and Oliver Chapman in the 1880s: having the black workers live in their own neighborhood on the west side of the railroad tracks, with their affluent white employers living on the east side.

The developing area was becoming more than just a residential neighborhood. Residents owned their own businesses and ran their own churches, and for decades the area prospered and grew.



Postcard courtesy Rick Frazee

Dynamic Duo

By the time the DePughs arrived in Winter Park, Hannibal Square was feeling the effects of racist sentiment. Restrictive Jim Crow laws drained the community's spirits as well as its economy. During that first summer, Mary Lee watched a performance by children from the Hannibal Square Elementary School and noticed that the auditorium in which it took place was inadequate. There weren't even props or costumes.

She saw the need for a community center where black women could socialize and work on community service projects. To promote civic pride Mary Lee established the Ideal Woman's Club on July 29, 1937, patterned after Evanston's

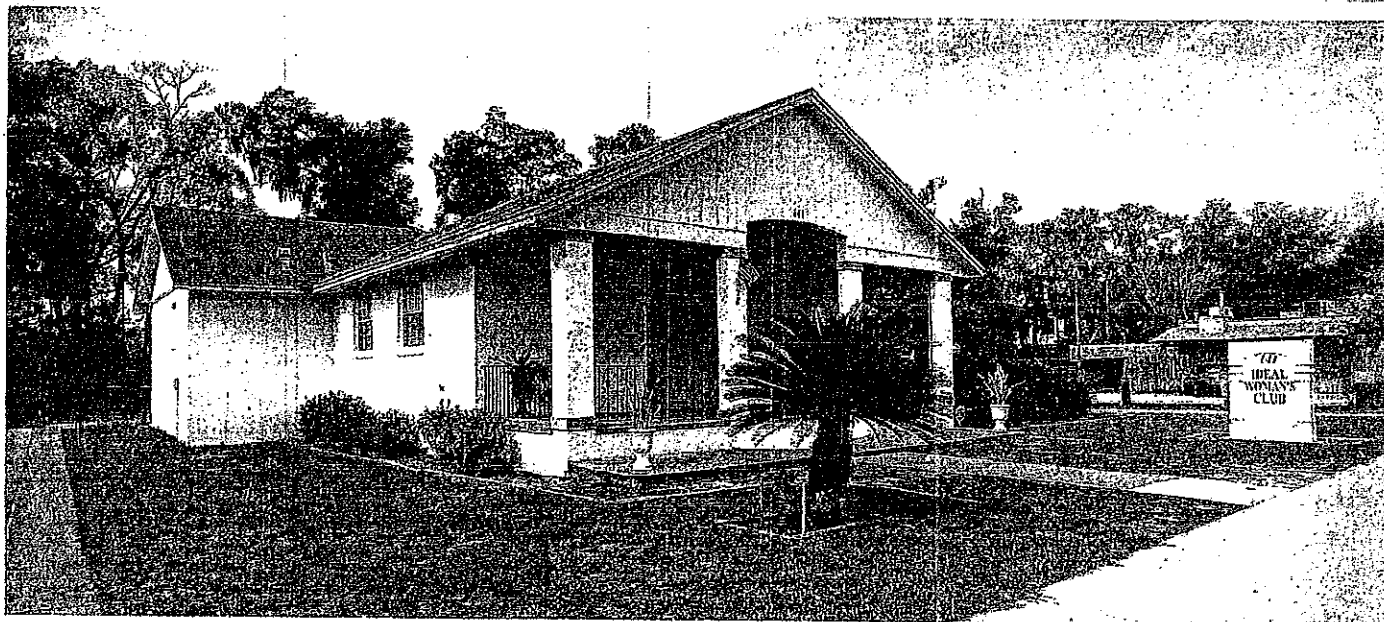
Matilda Dunbar Club, where she had been a member.

It was fortunate that Mary Lee spearheaded the founding of a black women's club and served as its first president, because she had a prominent ally — Maud Kraft. Mary Lee and Maud didn't openly socialize together, but they treated each other as friends, as well as employer and employee.

Maud, who had been a member of the Woman's Club of Evanston, recognized the potential benefits a club in Hannibal Square would provide. When the Ideal Woman's Club was ready to buy a building to use as a clubhouse, Maud helped Mary Lee acquire the Congregational-

Christian Church's old social hall, which they moved to 120 S. Pennsylvania Ave.

The club's first treasurer, Rose Bynum, recalled her memories of the club before it had a clubhouse in an interview for the Winter Park Historical Association: "They were fortunate enough to have a lady here with motivation. She was from Chicago and her name was Mary Lee DePugh. She lived on Fairbanks where Holler Chevrolet is now. As a little girl I would go and sit and listen to her, and I would help her write letters. There was a white lady and her name was Mrs. Peasley. She would get the other ladies together and their families, and they would come over and have dinner on Thursdays."



The Ideal Woman's Club, now at 141 S. Pennsylvania Ave., had its start in 1937.

Club With Clout

The letters Rose recalled writing were sent to the state Senate requesting funding for the club. Because most of the members of the club were working women who were off on Thursday, meetings were held twice a month on Thursday nights in members' homes or in the library.

Mary Lee had a strong commitment to her church in Illinois, the Ebenezer A.M.E. Church. She joined the Ward Chapel A.M.E. Church in Winter Park and encouraged the church and the Ideal Woman's Club to work together on programs to improve the lives of Hannibal Square's residents.

She did not stop there. Concerned about the moral and spiritual health of her community, she allowed the Ideal clubhouse to be used by other civic organizations that had no place to meet, thus providing support to the Boy Scouts and other youth organizations. She also taught parenting classes and organized community social events.

Mary Lee DePugh died at age 83 in 1949, and was buried in Pinewoods Cemetery along Lakemont Drive. The year before she died, the DePughs deeded their home to Maud Kraft, and it is believed her husband moved back to Evanston after Mary Lee's death. In 1950, the Ideal Woman's Club placed a marker at her grave to commemorate her efforts in forming the club.

Filling Community Needs

Mary Lee's name can also be found on one of the projects she spearheaded, a nursing home located within Hannibal Square. In the late 1930s, an ailing, elderly neighbor of Mrs. Chaney Laughlin, one of Mary Lee's friends, needed assistance, spurring Mary Lee and Laughlin, along with other Ideal Woman's Club members, to form the Benevolent Women's Club. Through the club's Mary Lee DePugh Clinic, medical and dental care were provided to many in Hannibal Square who could not otherwise afford those services.

The Benevolent Women's Club continued programs Mary Lee helped start, and five years after she died, the Mary Lee DePugh Nursing Center was established to care for elderly black residents in 1954. It took time to raise the funds and obtain government approvals. R.T. Miller, who spent his winters in the city, donated half of the \$30,000 needed for a facility to accommodate 10 patients, and the rest came from other sources. The first nursing home patient checked in during January 1956. It was the first state-licensed nursing home dedicated to serving black residents. Laughlin served as the first supervisor, until she resigned about a year later for health reasons.

Over the years, the Mary Lee DePugh Nursing Center has survived because of the hard

work and financial support from Winter Park residents on both sides of the railroad tracks. Included on the list of supporters are philanthropist August G. Bush, hotelier Robert Langford, attorney Kenneth Murrah and Rollins College professor Edwin Osgood Grover.

The nursing center at 550 W. Morse Ave., built on land contributed by the Ideal Woman's Club, has grown from 28 to 40 beds and is served by a staff of about 50. Patients include those who pay their own way as well as those supported by government funds. Although officially named the Mary Lee DePugh Nursing Center, in 2009 the grounds were named The Gardens at DePugh Nursing Center to emphasize improvements made to the facility, including a garden designed to stimulate the senses, funded by the Winter Park Health Foundation.

The Ideal Woman's Club house burned in the mid-1990s. The club quickly acquired land at 141 S. Pennsylvania Ave. and built a more modern facility, which it still occupies today. Its members continue to serve their community with a strong sense of civic responsibility that would make Mary Lee proud. ♡

Gayle and Steve Rajtar are the authors of A Guide to Historic Winter Park, Florida, published by The History Press. To contact them or order a copy of the book, write to rajtar@aol.com

History Speaks: The Rollins College History Department Blog

This blog is a digital forum to discuss the link between history and the people, events, and ideas shaping our world.

Monday, March 9, 2009

Focus on Central Florida History: Historic Winter Park & The Depugh Nursing Center

For several years I have been working with students to explore local history. The project, called Historic Winter Park, experimented with different formats to display the primary source research conducted in my classes. In the past, we worked closely with Winter Park Historical Association, but their recent website redesign removed the Historic Winter Park webpages. In the future, I hope to create a new permanent home for student created web-pages hosted on-campus. In the meantime, I want to keep those of you (if there are any of you) that might be interested in Central Florida's unique history in the loop. To accomplish that goal, I have decided to share some of the student research on the *History Speaks* blog. Winter Park has a unique African-American history and so, this has been a direction I have pushed the students to explore. The Depugh Nursing Center is the oldest African-American institution of its kind in Florida. The Olin Library archive has great archival materials that allowed students in my U.S. history survey to write the piece below.



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Julian Chambliss
G+ Follow

Julian C. Chambliss is an author, editor, and historian at Rollins College in Winter Park, Florida. His research and teaching interests

The DePugh Nursing Center is a small building that sits on 550 West Morse Avenue in Winter Park, Florida. When you walk inside, everyone smiles at you and the atmosphere is light, not tension filled like many nursing centers often are. What many people do not know about the DePugh Nursing Center is that it is one of the oldest organizations in Winter Park, and was one of the first of its kind. The DePugh Nursing Center was Florida's first state approved nursing home dedicated to the African American community and it helped to pioneer medical centers and nursing centers for African American communities, not only in Florida, but all across the country.

Mary Lee DePugh moved to the town of Winter Park, Florida in the winter of 1937. She moved with her husband, Baker, from Evanston, Illinois to escape the harsh northern winters. She moved at the request of her friend, Maud Kraft. Maud knew the DePughs when she lived in Evanston ten years prior. Maud's late husband, George, was a wealthy Evanston businessman, and she needed help when he passed away. When the DePughs agreed to move to Winter Park, Maud bought a home for them in Westside Winter Park. This allowed the DePughs to live in a comfortable home in the black community instead of working as "live ins" in the white community. Mary Lee was happy in Winter Park, but she thought something was missing. Both Mary Lee and Maud were members of Woman's Clubs in Evanston, Illinois, and they shared an appreciation for women's clubs activism. Maud was a member of the Woman's Club of Winter Park and she supported Mary Lee's idea to establish a woman's club on the Westside. Maud assisted DePugh in obtaining a building from the Congregational Church. On July 29, 1937, the Ideal Woman's Club was chartered and May Lee DePugh was its first president.

As the club grew, the women found more services to provide to the Winter Park community. The first project the women undertook was to provide medical services to those in the community who could not otherwise afford it. After several fund raising efforts, their goal was achieved. The women were able to establish a dental and medical unit.

On February 14, 1954, Dr. Louis Schulz, president of the medical-dental clinic board, suggested the board turn its assets over to the Mary Lee DePugh Nursing Home Inc. A board for the nursing home was quickly established and they met for the first time on April 11, 1954. The Ideal Woman's Club offered to contribute a plot of ground adjacent to the Club and the medical-dental clinic for the nursing home. The board began to plan what would be within the nursing home. They wanted to be able to accommodate an average of ten patients. They also wanted a maternity ward and an operating room for minor surgery. When the estimated costs were added up, it was said the cost of such a building would be approximately \$30,000. The board was overwhelmed and unsure whether they could raise those funds.

Fortunately, a resident of Winter Park, who wished to remain anonymous, offered to give \$15,000 toward the building fund, which meant the residents of Winter Park and the surrounding areas would just have to match that to have the funds they needed. The residents rallied, and they were

focus on urban development and urban popular culture in the United States. His academic writing has appeared in the *Florida Historical Quarterly*, *Pennsylvania History: A Journal of Mid-Atlantic Studies*, *Specs: A Journal of Arts & Culture*, *Studies in American Culture*, *Georgia Historical Quarterly*, *Journal of Urban History*, and *Ohio Valley History*. In addition, he has published opinion and commentary in popular forum such as the *Los Angeles Times*, *The Orlando Sentinel*, *The Christian Science Monitor*, and *PopMatters.com*.
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able to raise the money needed. It was later found out that the anonymous donor was Mr. R. T. Miller, a winter resident of Winter Park. He lived in Winter Park for over twenty years and was a constant benefactor to its social and charitable organizations. He never, however, allowed his name to be mentioned in conjunction to his donations. This led him to be known as "Mr. Anonymous."

The nursing home facility ended up having twenty-eight beds and was completed in a year and a half. The opening ceremonies took place in January 1956. The nursing home's first patient was admitted on January 25, 1956. All resident rooms were furnished by memorials and all tasks around the home were performed by volunteers. The DePugh Nursing Home was Florida's first state approved nursing home dedicated to the African American Community. Mrs. Chaney Laughlin was the home's first supervisor. She was forced to retire due to health reasons, so she secured the services of Mrs. Hazel Venable to succeed her in early 1957.

Mrs. Hazel Venable worked hard to keep the home up and running. In the early years, this was very difficult because income was low and most of the patients were supported by welfare. In February 1957, a group known as Friends of the DePugh Nursing Home was organized by Harriet Peasley and Mrs. W. H. Bowles became the first president. The Friends of the nursing home were there to assist with any financial needs the DePugh Nursing Home found they had. The first project assisted by the Friends of the DePugh Nursing Home was a sun porch on the south side of the facility. It was built in 1959 and cost approximately \$2,600. The Friends of the nursing home paid a major portion of the cost.

With the help of the Friends of the DePugh Nursing Home, the facility was slowly able to grow and more services were offered. The facility also became more well-known in the community, and soon benefactors would offer donations without being solicited. An example of this occurred in August, 1961. A.G. Bush was passing the facility and felt concern for the patient's comfort in the Florida heat. Bush made a contract to place air conditioning units in the building. Bush assumed the responsibility for maintenance and operating costs until his death in 1966. Even after his death, the Bush Foundation continued to cover maintenance costs until 1970. They gave approximately \$5,000 per year.

In 1964, it was decided by the board of directors that the home needed to expand. Under the leadership of Gen. T. J. Du Bose and Robert Langford, Winter Park enabled a financial campaign to raise money for the expansion. In the end, the sun porch built in 1959 was eliminated, but it enabled the home to increase its beds from twenty-eight to thirty-five. It also allowed the home to acquire a refrigerator, stove, and a cleaning cart. They were also able to remodel the nurses' station in the main corridor and create a new conference room and storage closets.

It was around this time the home began to operate on a more sound business basis. They were able to hire someone to keep track of bookkeeping and medical records. In 1966, Winter Park attorney Kenneth Murrah became president of the home. During his tenure, he was instrumental in securing the home for more expansion. In 1967, the home received a bequest from the estate

- ▶ June (1)
- ▶ May (1)
- ▶ April (2)
- ▼ March (3)
- Community Outreach and the Rollins History Departm...
- The Jack Lane Colloquium Presents: Dr. Jim Norris
- Focus on Central Florida History: Historic Winter ...
- ▶ February (1)
- ▶ 2008 (14)
- ▶ 2007 (148)

of Mrs. Georgia Nelidsky of \$153,000. The home purchased new lots for the addition to the home in 1968. Kenneth Murrah insisted the expansion was necessary. The facilities would not allow separation of patients who needed medical care from those who required constant custodial care. Because of the crowded conditions, the home did not qualify for benefits under medicare. If the home received medicare, they would be able to bring in a medical doctor to certify needs of a care home, and the DePugh Nursing Home could be qualified as a care home. Fortunately, the home was able to expand.

In October 1976, the Mary Lee DePugh Nursing Home cut the ribbon to officially open the nursing home's new addition. The addition included a lounge, kitchen, dining room, multi-purpose room, and a patio.

Though Mary Lee DePugh passed away in 1949 at the age of 83 and was unable to see the DePugh Nursing Center flourish, she would have felt her vision had been fulfilled. The DePugh Nursing Home continues to give a loving home to those who need it most. The history of the DePugh Nursing Home has many stories of human kindness. Many members of the Winter Park community gave aid to those who society left homeless and without care. The DePugh Nursing Home has given hope to so many throughout the years, and will continue to do so. The nursing home still stands in Winter Park on its original site, 550 West Morse Boulevard. Their website proudly states their motto, "We're family when you're away from family..." They have provided amazing care for the community of Winter Park, and will continue to do so.

Created in HIS 142: United States History to 1877, Written By: Madeline Obler and Nick Sweeney

Posted by [Julian Chambliss](#) at [10:10 AM](#)



Labels: [African-American Life](#), [Central Florida](#), [DePugh Nursing Center](#), [Mary Lee Depugh](#), [Winter Park History](#)

3 comments:



R. Baldwin said...

Dear Dr. Chambliss:

Richard Baldwin here, secretary of Mary Lee DePugh Nursing Home. We would love to meet you and/or your class to discuss and verify the history of both Mrs. DePugh and the nursing center named in her honor. You may call me at 407-325-7520 or email back to me.

March 10, 2009 at 8:30 PM



universityloveconnection said...

We have a few college students online from Florida College and we love your blog postings, so well add your rss or news feed for them, Thanks and please post us and leave a comment



A BENEVOLENT BEGINNING : CARING WAS THEIR CALLING

LESLIE O'SHAUGHNESSY

GOOD SAMARITANS ANSWERED THE NEEDS OF WESTSIDE'S ELDERLY WITH THE MARY LEE DEPUGH NURSING CENTER

Defined as "disposed to doing good," the word benevolent evokes an old-fashioned time when such an act came more from necessity than from vogue. Today there are countless nonprofits, marches and galas for causes and charities. Yet true benevolence isn't marked by a stunning table decoration, but rather by the good that grows from the effort. The Mary Lee DePugh Nursing Center in Winter Park is a real-life definition of benevolence. But it might never have existed had it not been for the efforts of friends Chaney Laughlin and Mary Lee DePugh and their Benevolent Woman's Club.

As the saying goes, "when you want something done, ask a woman." Such was the case in the early 1930s when Laughlin's elderly neighbor became ill. Jumping at the chance to help a friend in need, Laughlin enlisted the support of friends, most of whom were members of the Ideal Woman's Club of Winter Park. Their kindness soon blossomed into an organization that became the Benevolent Woman's Club. As president of the Ideal Woman's Club, DePugh commanded respect and inspired the efforts to provide medical services to those who could not afford them. In continued service to the health care needs of the Westside community, club members created the Mary Lee DePugh Clinic to provide medical and dental outpatient care.

EARLY DAYS

Time and again, the good Samaritans of the Benevolent Woman's Club stayed the course as led by DePugh and Laughlin, both now deceased. True to their original mission of addressing the needs of the Westside elderly, they conceived the Mary Lee DePugh Nursing Center in 1954 and held fried-chicken dinners to pay the bills. On Jan. 16, 1956, the first resident was admitted to the facility on Morse Boulevard at Pennsylvania Avenue. It's there today, tucked beneath a cluster of four old live oaks.

"Until DePugh, there was no place for the elderly on the Westside, and we got a lot of people to donate their time and talent," says Leroy Brown, a longtime resident and former member of the facility's board of directors.

As Florida's first state-approved nursing home dedicated to the African-American community, it was a pioneer for elder care not only in Florida but across the country. Through the years, the not-for-profit facility has grown from 28 beds to 40 and now offers a full range of skilled nursing care with a staff of 50. Services offered at the center include physical, speech, occupational, respiratory and nutritional therapies, as well as rehabilitation services. The center serves both private-pay patients and Medicare and Medicaid patients. Last year the home was awarded four out of five stars by the Florida Agency for Health Care Administration.

Also in 2009, the board of directors agreed to call the facility The Gardens at DePugh Nursing Center as part of a rebranding initiative and to bring awareness to renovations both inside and outside the facility. In addition, a sensory garden will be installed on the grounds.

While the legal name remains the Mary Lee DePugh Nursing Center, the change in the marketing name prompted some concern that it may blur the original identity created by the Benevolent Woman's Club.

"It is important that the Mary Lee DePugh name remain front and center for those of us who knew these women, and for those who didn't to be educated by what brave undertakings these women did during Jim Crow times," says Fairolyn Livingston, manager of the Hannibal Square Heritage Center and a Westside community historian. "Their legacy is that when there were no facilities for African-Americans for short- and long-term care, these two progressive-minded women [DePugh and Laughlin] led the others to make the dream a reality."

As the nation struggles with the challenges of health care in the future, a look back at the deeds of those women might offer perspective. "We have to as a community and a city take care of people who can't take care of themselves," Livingston says. "Everyone deserves that as a human being."

Those running the facility feel that it will continue to maintain the core value of compassion, which is no easy task in the competitive, uncompromising world of managed health care. Rocky Robinson, Westside resident and president of the

DePugh board, is encouraged and passionate about the direction the home is headed. "We are true to the original mission to serve those in the community who could not provide services for themselves," he says. "How we look towards the future has changed, but we remain small enough to give you the 'in home feel' while giving the treatment and services that our residents require."

'It's like A family here'

Lillie Harris greets visitors with a luminous smile. When asked why she enjoys working at the center, the charismatic receptionist grins and says, "You really get to know the residents and their loved ones; it's like a family here, and we have the best cook in town."

Activities director Christine Williams keeps residents busy with parties, bingo and projects that often involve students from Rollins College who are earning community-service hours. In the common area, Thelma Robinson sits with college student Richard Couch, and together they work on an art project. Robinson is clearly enjoying herself and glows with gratitude. "I told him I so appreciate him volunteering; I couldn't do it without him," she says.

Jerome Donnelly, a retired English professor from the University of Central Florida and a former Winter Park city commissioner, has volunteered many hours at the facility and has made many friends through the years. He considers former residents such as Ethel Britt a friend and spent time reading, visiting and taking her to the old Winter Park Mall. Britt, who was paralyzed in 1963 and has since passed away, had no family to care for her and had been to many facilities before moving to DePugh. Donnelly remembers her saying frequently, "When I came to DePugh, baby, I had a ball!" He has seen firsthand how refreshed and connected the residents become with visitors. He smiles when remembering resident Willie Lewis, whom he took to get a second watch. Lewis insisted on wearing two watches because he worried one might stop and cause him to miss breakfast. Says Donnelly, a former board member, "If I were in a home, it's where I'd want to be. The emphasis is on the patients."

FILLING A NEED

It takes special people to make a place special, and for 47 years retired school administrator Leroy Brown has served the DePugh center. He played a critical part in acquiring the land for the home and shepherding it through construction projects. Present for most of the important milestones, he remembers when air conditioning was installed and now takes pride in the recent evolution. When asked what the original founders would think of the center today, Brown says, "I'm sure they would be very proud, especially for what it has become." Modest about his impressive tenure he simply says, "It was something I could do that would help. I could see people with needs so I just stayed on for 40 or so years."

Hal George, owner of Parkland Homes and a member of the advisory board of the Community Redevelopment Agency, also has donated time and talent. "We realized the importance of how it was started and wanted to help things get to the next level without losing its heritage," he says. The photographs of the founders in the lobby add a warm, welcoming touch that makes the center feel less like an institution and more like a living room. Flat-screen TVs hang on the walls at a perfect level for those viewing from wheelchairs, and game tables, bookcases and soothing colors complete the décor. A business facade grant through the CRA has made the exterior as welcoming as Lillie at the front desk.

YEARS OF MEMORIES Tucked away on a small table in the nursing home lobby sit two large scrapbooks that document the center's early days. The books showcase events, occasions and celebrations, including photographs from festive coronations of Mr. and Mrs. DePugh. The coronation was an annual celebration honoring two residents who most exemplified the center; they were selected by residents and staff. Williams and Harris recently discussed reviving the tradition, which has been abandoned for several years. The memory books also include photos of visits from Girl Scout troops, children from the Welbourne Day Nursery, and happy occasions of years gone by.

The books make it clear how the center's harmony flows from the hearts of staff, volunteers and the community. In one photograph a group of young women flash broad smiles. Much like the women of the Benevolent Woman's Club, the members of the Winter Park-Maitland Chapter of the Alpha Kappa Alpha sorority stand unified and determined, a sight that would no doubt make Mary Lee DePugh and Chaney Laughlin proud.

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The Gardens at DePugh – Our Center

Sensory Garden

The outdoor Sensory Garden creates a therapeutic experience for residents of The Gardens at DePugh by engaging each of the five senses. Inside the garden are:

- Citrus trees (smell)
- A butterfly garden (sight)
- A Tripoli fountain (sound)
- An herb garden (taste)
- A multi-surface Rehab Track (touch)

Funded by a grant from the Winter Park Health Foundation, this peaceful environment provides an engaging resource to practically apply all of the senses.



For more information, please view the links below.

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[MEDICAL RESIDENCY PROGRAM](#)
[SENSORY GARDEN](#)
[REHABILITATION CENTER](#)
[SERVICES](#)
[ADMISSIONS](#)
[CAREER OPPORTUNITIES](#)
[NEWS & EVENTS](#)
[CONTACT](#)

The Gardens at DePugh – Our Center

Medical Residency Program

In addition to providing a comfortable, caring environment, The Gardens is also a center for geriatric excellence. In partnership with Florida Hospital's Family Medicine Residency Program, we have become the hospital's main clinical teaching site for geriatric medical education. As part of the residency program, licensed physicians at various levels who have had two to four years of experience at Florida Hospital will care for the medical needs of our residents. Through this integrated program, our residents receive quicker and more frequent access to licensed medical doctors, ensuring state-of-the-art medical treatment that impacts every area of the facility – from nursing and therapy to pharmacy and social services.



For more information, please view the links below.

[At a Glance](#)

[Board of Directors and Staff](#)

[Sensory Garden](#)

[Rehabilitation Center](#)



Upcoming Events

Please call 407-644-6634 for more information.





SW 6589
Alyssum

106-CT

SW 6657
Andromeda

SW 6890
Osage Orange

SW 6677
Goldenrod

125-CT

SW 6647
Evergreen

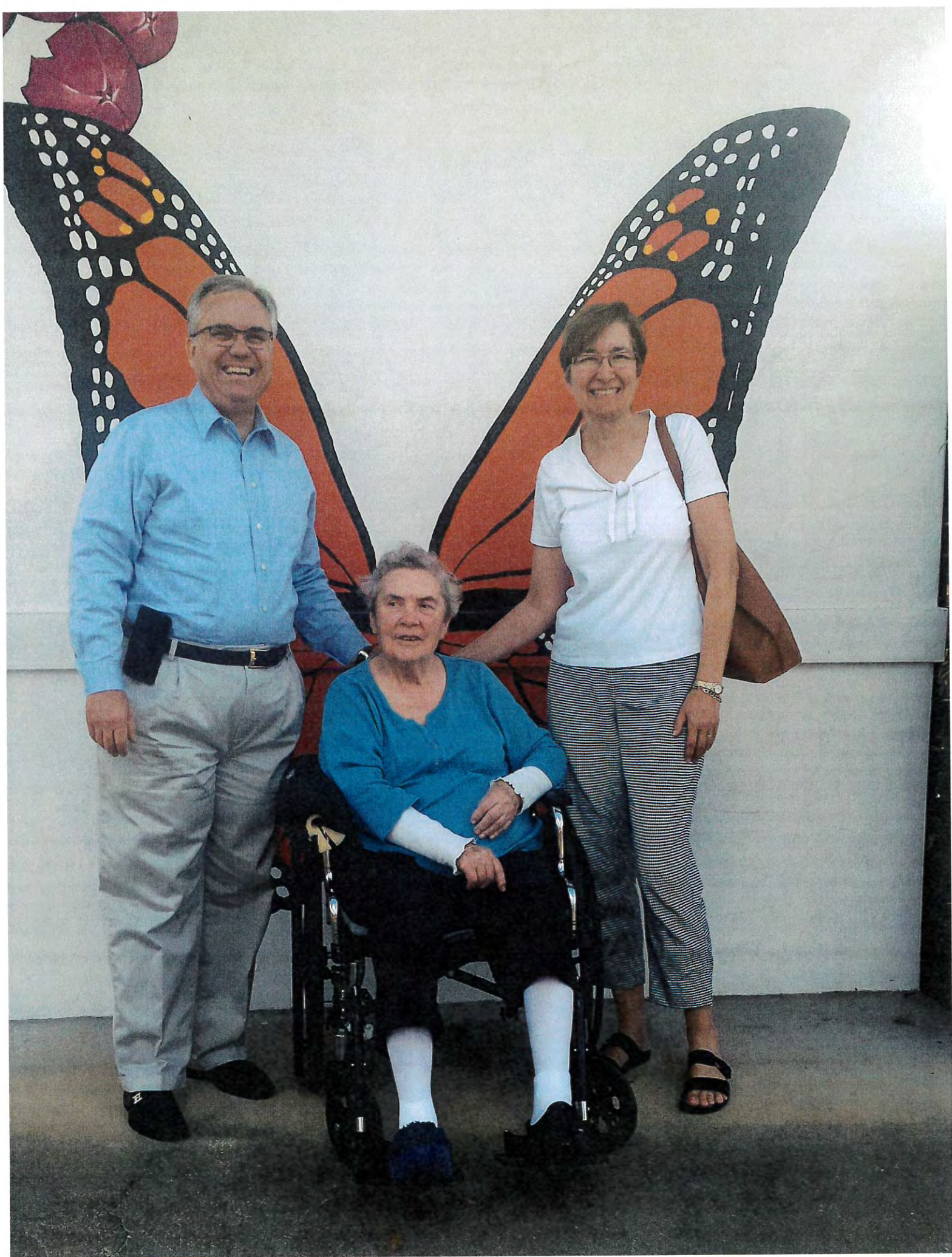
SW 6955
Madam Black

SW 7006
Extra White

THE GARDENS AT DEPUGH NURSING CENTER
550 W. MORSE BLVD
WINTER PARK, FL 32789
407.644.6634

FACING PENNSYLVANIA AVE.













5323 Millenia Lakes Blvd., Suite 300,
Orlando, Florida 32839.
Phone: (407) 734-4200
Email: info@sunriverconcepts.com

Project Name: The Gardens at Depugh
Project Owner: The Gardens at Depugh
Scoop of Work: Furnish and install : -Acrylic and Aluminum Donor Names Tree. 47" Pedestal Sign Stand. Aluminum No Parking Sign. Aluminum Handicapped Sign. 18" and 12" PVC Wall Signs 3' Aluminum Wall Sign. Monument Sign. Refurbish New Paint, New LED's, New Face. 84" Monument Sign, illuminated Acrylic faces.

Project address: 550 W Morse Blvd,
Winter Park, FL 32789

Permitting jurisdiction: [Type Permit Jurisdiction]

All drawings are reviewed and approved by
Chad S. Linn, P.E. License No. 57524
P.O Box 140024 . Orlando, Florida 32814
Phone: 407 252 6433
Fax: 407 392 2776
E. Mail: clinn@linnengineering.com

PROJECT SCHEDULE

Description	QTY	PG
-Acrylic and Aluminum Donor Names Tree.	One(01)	A.0 - A.1
-47" Pedestal Sign Stand	One(01)	B.0 - B.1
-Aluminum No Parking Sign	Three(03)	C.0
-Aluminum Handicapped Sign	Two(02)	D.0
-18" and 12" PVC Wall Signs	One(01)	E.0 - E.1
-3' Aluminum Wall Sign	One(01)	F.0 - F.1
-Monument Sign. Refurbish: New Paint, New LED's, New Face.	One(01)	G.0 - G.1
-84" Monument Sign, illuminated Acrylic faces	One(01)	H.0 - H.2

SHEETS INDEX

Sheet Title	PG
- Cover Sheet	1
-Acrylic and Aluminum Donor Names Tree.	2
-47" Pedestal Sign Stand	4
-Aluminum No Parking Sign	5
-Aluminum Handicapped Sign	6
-18" and 12" PVC Wall Signs	8
-3' Aluminum Wall Sign	10
-Monument Sign. Refurbish: New Paint, New LED's, New Face.	12
-84" Monument Sign, illuminated Acrylic faces	14


The Gardens at Depugh

550 W Morse Blvd, Winter Park, FL 32789

Location Map



140 mph All Wind Loads Meet 6th edition 2017 Florida Building code
Wind Speed Mean Height 60 ft
Wind Code ASCE 7-10 Exposure C Risk Category II
Wind Pressure (Wp) 48.19 psf
GCP = 1.40 Total Pressure = WP*SF 67.47 psf

Quality Control and UL certification
All products are subject to quality control inspection prior to leaving our facility.  US
File# E465194

Project Number
Account Manager
Dr. Jon M. Hornlein
Date Started
02/09/2018
Drawing approval date
Project Manager
Designer
Andrea Descartes
Drawing approved by
Number of revisions

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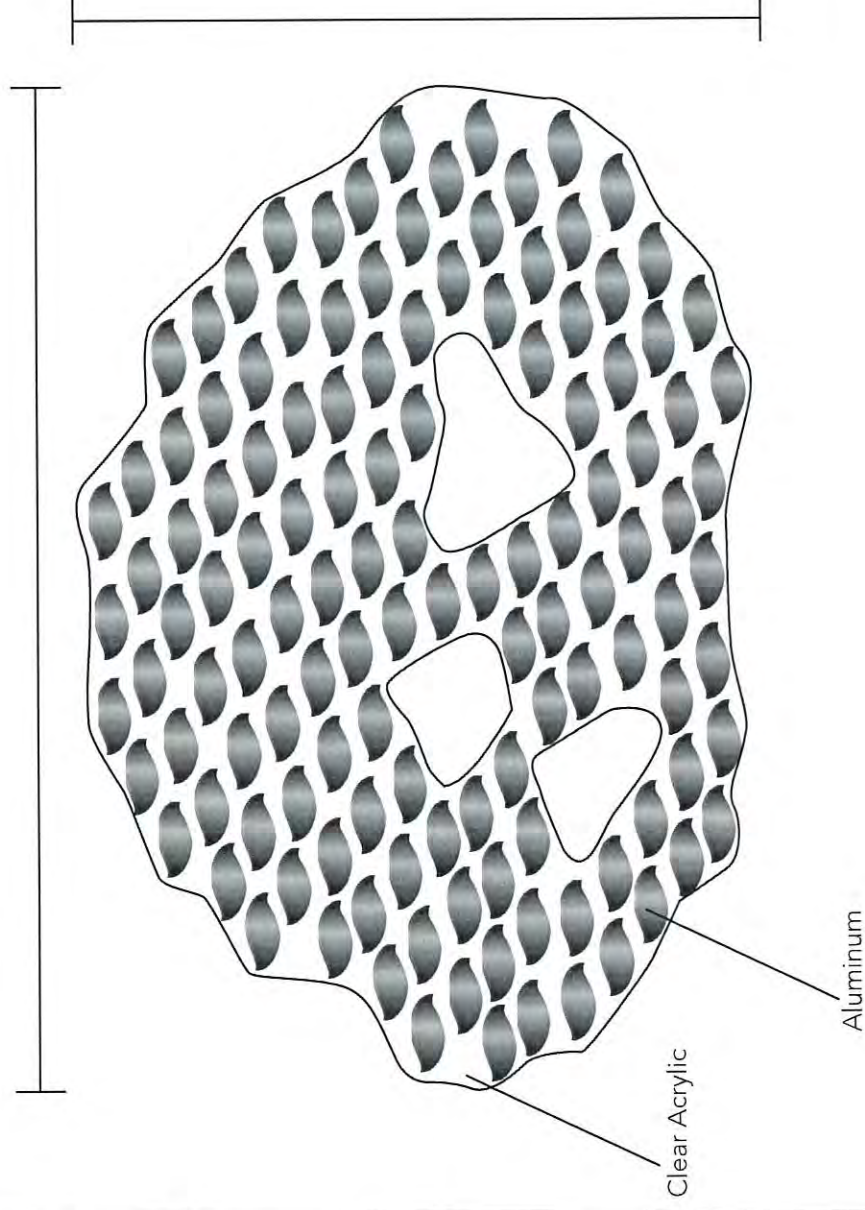
Chad S. Linn, P.E. License No. 57524
P.O. Box 140024 . Orlando, Florida 32814
Phone: 407 252 6433
Fax: 407 392 2776
E. Mail: clinn@linnengineering.com

Wind Speed Main Height	140 mph 80 ft	All Wind Loads Meet 6th edition 2017 Florida Building code		
Wind Code	ASCE 7-10 Exposure	C	Risk Category	II
Wind Pressure (Wp)	14.1 psf			
GCP	1.40		Total Pressure = WP*SF	67.47 psf

Quality Control and UL certification
All products are subject to quality control inspection prior to leaving our facility.  US
File#E465494

A.0

Acrylic and Aluminum Donor Names Tree. Size & Design



Project Number

Account Manager

Dr. Jon M. Homlein

Date Started

02/09/2018

Drawing approval date

Project Manager

Designer

Andrea Descartes

Drawing approved by

Number of revisions

Sheet No. 2 of 16

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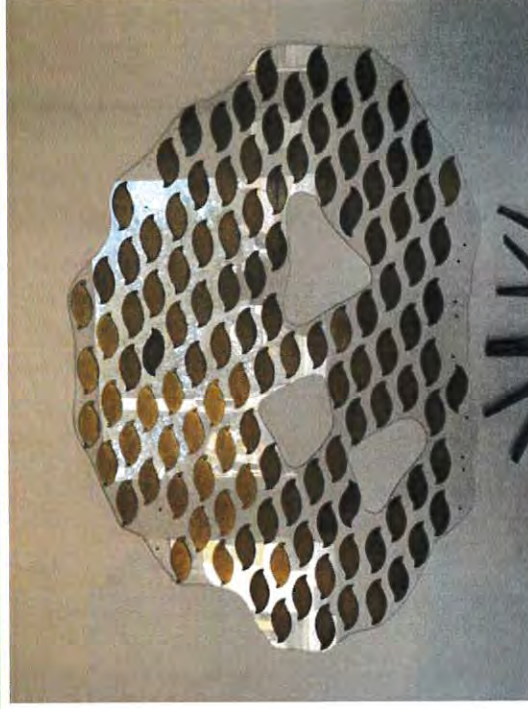
Wind Speed 140 mph
Main Height 60 ft
All Wind Loads Meet 6th edition 2017 Florida Building code

Wind Code ASCE 7-10 Exposure
Wind Pressure (WP) 48.19 psf
GCP = 1.00
C Risk Category II
Total Pressure = WP+SF 67.47 psf

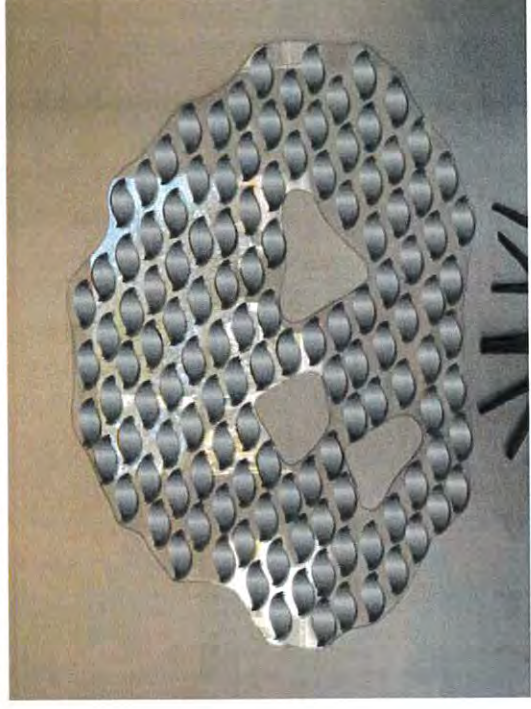
Quality Control and UL certification
All products are subject to quality control inspection prior to leaving our facility.
UL US
File#E465494

A.1

Acrylic and Aluminum Donor Names Tree. Render



Before



After

Project Number

Account Manager

Dr. Jon M. Hornlein

Date Started

02/09/2018

Drawing approval date

Project Manager

Designer

Andrea Descartes

Drawing approved by

Number of revisions

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Project address: 550 W Morse Blvd,
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Permitting jurisdiction: [Type Permit Jurisdiction]

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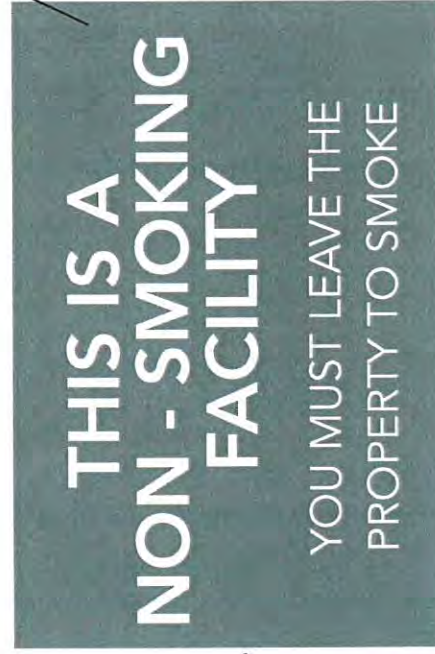
Wind Speed Mean Height	140 mph 60 ft	All Wind Loads Meet 6th edition 2017 Florida Building code		
Wind Code Pressure (Wp) GCP	ASCE 7-10 Exposure C 1.40	C	Risk Category II	
Total Pressure = Wp+Sf 87.47 psf				

Quality Control and UL certification
All products are subject to quality control
inspection prior to leaving our facility.  US
File#E-165464

B.0

47" Sign Stand - Non Smoking Sign. Size and Design

18" Aluminum panel with vinyl print



47"

Aluminum 3" pole
Color Reference: PANTONE 5555 U

Project Number

Account Manager

Dr. Jon M. Homlein

Date Started

02/09/2018

Drawing approval date

Project Manager

Designer

Andrea Descartes

Drawing approved by

Number of revisions

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Project address: 550 W Morse Blvd,
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Phone: 407 252 6433
Fax: 407 392 2776
E. Mail: clinn@linnengineering.com

Wind Speed Mean Height	140 mph 50 ft	All Wind Loads Meet 6th edition 2017 Florida Building code		
Wind Code	ASCE 7-10 Exposure	C	Risk Category	I
Pressure (WV)	4.19 psf			
GCP	1.40		Total Pressure = WV-SF	67.47 psf

Quality Control and UL certification
All products are subject to quality control inspection prior to leaving our facility.  US
File#E465494

B.1

47" Sign Stand - Non Smoking Sign. Render



Before



After

Project Number	
Account Manager	
Dr. Jon M. Hornlein	
Date Started	02/09/2018
Drawing approval date	
Project Manager	
Designer	Andrea Descartes
Drawing approved by	
Number of revisions	

5323 Millenia Lakes Blvd., Suite 300,
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Project address: 550 W Morse Blvd,
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Permitting jurisdiction: [Type Permit Jurisdiction]

All drawings are reviewed and approved by

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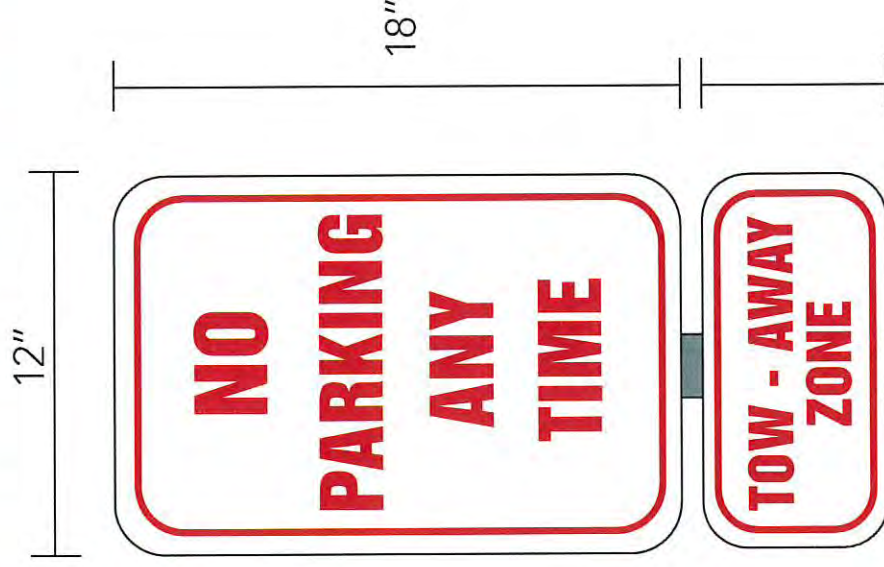
Wind Speed Mean Height	140 mph 60 ft	All Wind Loads Meet 6th edition 2017 Florida Building code		
Wind Code	ASCE 7-10 Exposure	C	Risk Category	II
Wind Pressure (WP)	48.19 psf			
GCP =	1.40		Total Pressure = WP-SF	67.47 psf

Quality Control and UL certification
All products are subject to quality control inspection prior to leaving our facility.
 US
File#E485494

C.0

Aluminum No Parking Sign. Design and Size.

Note: 1 pole of 4'H and 2 poles of 6'H on Green color.



Aluminum 3" pole
Color Reference: PANTONE 5555 U

Project Number

Account Manager

Dr. Jon M. Hornlein

Date Started

02/09/2018

Drawing approval date

Project Manager

Designer

Andrea Descartes

Drawing approved by

Number of revisions

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Phone: 407 252 6433
Fax: 407 392 2776
E. Mail: clinn@linnengineering.com

Wind Speed Mean Height	140 mph 60 ft	All Wind Loads Meet 6th edition 2017 Florida Building code	
Wind Code	ASCE 7-10 Exposure	C	Risk Category II
Wind Pressure (WP)	48.19 psf		
GCP =	1.40	Total Pressure = WP+SF	67.47 psf

Quality Control and UL certification
All products are subject to quality control inspection prior to leaving our facility.
 US
File#E485494

C.1

Aluminum No Parking Sign. Render

Note: 1 pole of 4' H and 2 poles of 6'H on Green color.

Before



After



Project Number

Account Manager

Dr. Jon M. Hornlein

Date Started

02/09/2018

Drawing approval date

Project Manager

Designer

Andrea Descartes

Drawing approved by

Number of revisions

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Project address: 550 W Morse Blvd,
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Phone: 407 252 6433
Fax: 407 392 2776
E. Mail: clinn@linnengineering.com

Wind Speed Mean Height	140 mph 60 ft	All Wind Loads Meet 6th edition 2017 Florida Building code
Wind Code	ASCE 7-10 Exposure	
Wind Pressure (Wp)	48.19 psf	
GCP #	1.40	
		Risk Category II
		Total Pressure = Wp+SF 67.47 psf

Quality Control and UL certification
All products are subject to quality control inspection prior to leaving our facility.  US
File#E465494

D.0

Aluminum Handicapped Sign



Project Number

Account Manager

Dr. Jon M. Hornlein

Date Started

02/09/2018

Drawing approval date

Project Manager

Designer

Andrea Descartes

Drawing approved by

Number of revisions



5323 Millenia Lakes Blvd., Suite 300,
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Email: info@sunriverconcepts.com

Project Name: The Gardens at Depugh
Project Owner: The Gardens at Depugh
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Project address: 550 W Morse Blvd,
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Permitting jurisdiction: [Type Permit Jurisdiction]

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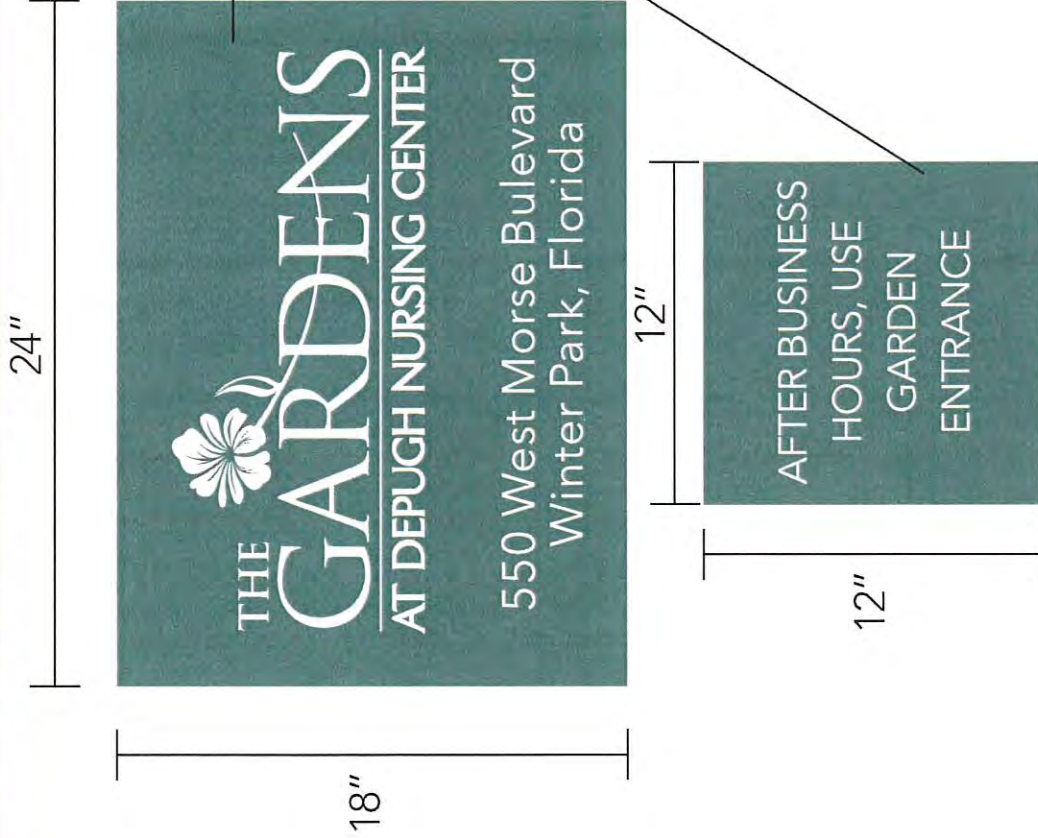
Wind Speed Mean Height	140 mph 60 ft	All Wind Loads Meet 6th edition 2017 Florida Building code		
Wind Code	ASCE 7-10 Exposure	C	Risk Category	II
Wind Pressure (Wp)	1.40	Total Pressure = Wp*SF 67.47 psf		
GCP #				

Quality Control and UL certification
All products are subject to quality control inspection prior to leaving our facility.

 **UL** US
File#E465494

E.O

18" and 12" PVC Wall Signs. Size & Design



Project Number
Account Manager
Dr. Jon M. Hornlein
Date Started
02/09/2018
Drawing approval date
Project Manager
Designer
Andrea Descartes
Drawing approved by
Number of revisions

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Phone: 407 252 6433
Fax: 407 392 2776
E. Mail: clinn@linnengineering.com

Wind Speed Mean Height	140 mph 50 ft	All Wind Loads Meet 6th edition 2017 Florida Building code
Wind Code	ASCE 7-10 Exposure	
Wind Pressure (Wp)	48.10 psf	C Risk Category II
GCP =	1.40	Total Pressure = Wp+SF 67.47 psf

Quality Control and UL certification
All products are subject to quality control inspection prior to leaving our facility.
 Us
File#E465494

E.1

18" and 12" PVC Wall Signs. Render



Before



After

Project Number

Account Manager

Dr. Jon M. Homlein

Date Started

02/09/2018

Drawing approval date

Project Manager

Designer

Andrea Descartes

Drawing approved by

Number of revisions

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Wind Speed Mean Height	140 mph 60 ft	All Wind Loads Meet 6th edition 2017 Florida Building code		
Wind Code	ASCE 7-10 Exposure	C	Risk Category	II
Wind Pressure (Wp)	48.19 psf			
GCP =	1.40	Total Pressure = Wp*SF 67.47 psf		

Quality Control and UL certification
All products are subject to quality control inspection prior to leaving our facility.  US
File#E465494

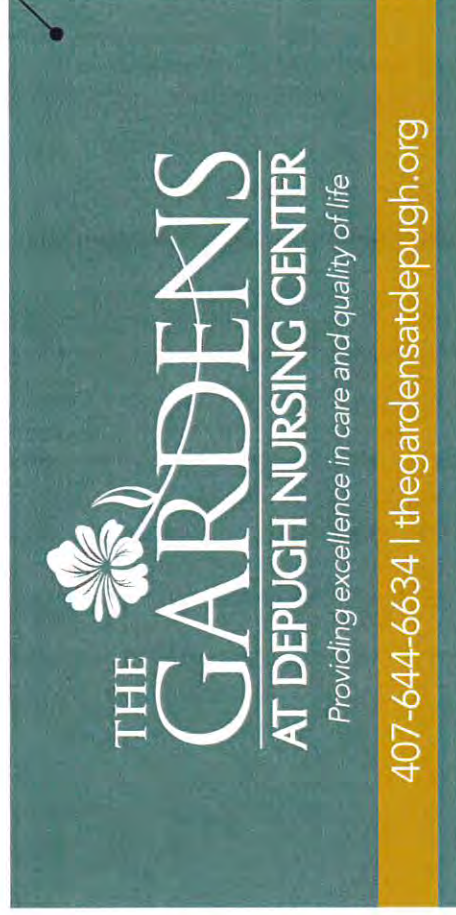
F.O

3' Aluminum Wall Sign. Size & Design

Aluminum panel with vinyl print

6'

3'



Project Number

Account Manager

Dr. Jon M. Hornlein

Date Started

02/09/2018

Drawing approval date

Project Manager

Designer

Andrea Descartes

Drawing approved by

Number of revisions

Sheet No10 of 16

5323 Millenia Lakes Blvd., Suite 300,
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Permitting jurisdiction: [Type Permit Jurisdiction]

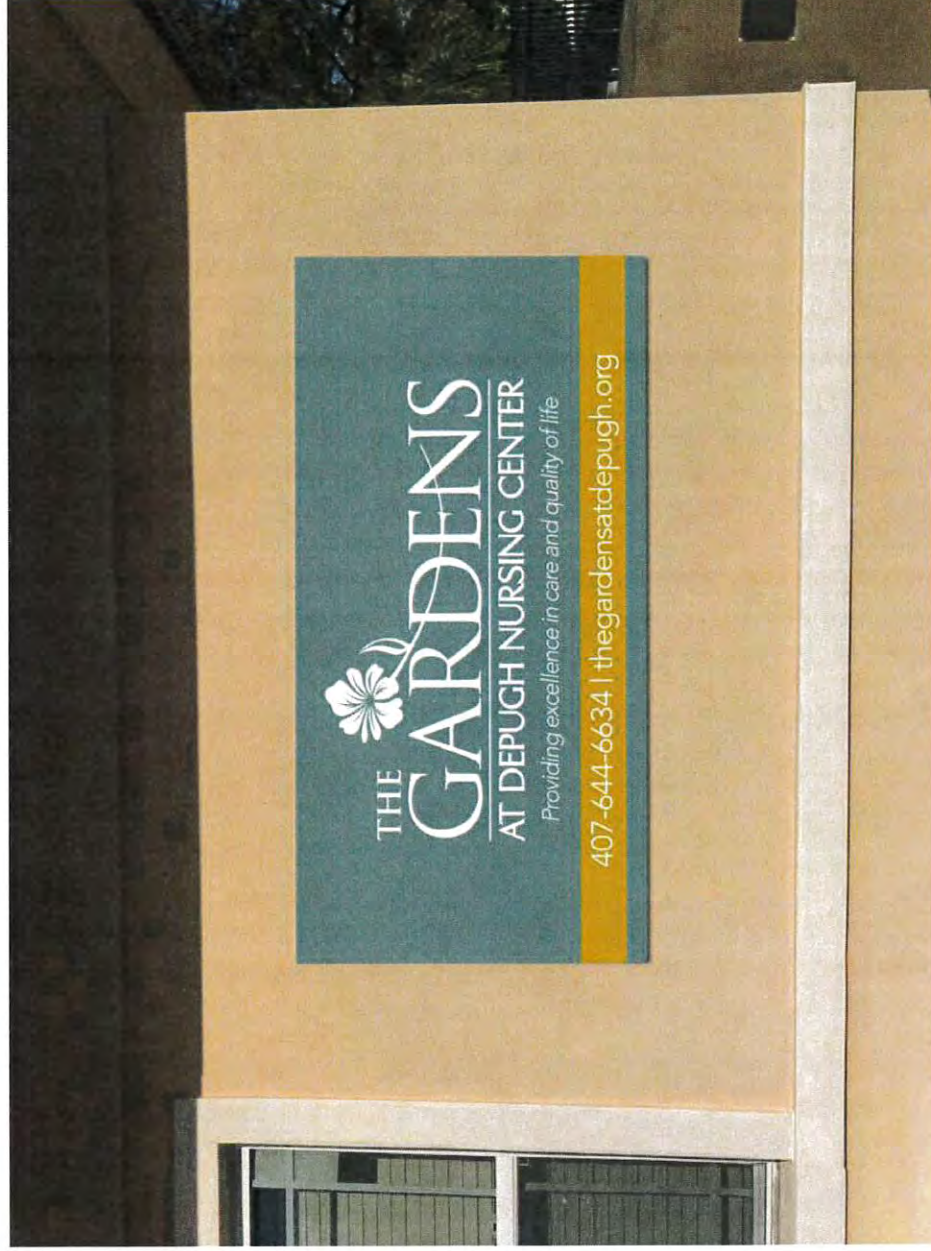
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Phone: 407 252 6433
Fax: 407 392 2776
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Wind Speed Mean Height	140 mph 50 ft	All Wind Loads Meet 6th edition 2017 Florida Building code			
Wind Code	ASCE 7-10 Exposure	C	Risk Category	II	
Wind Pressure (Wp)	45.19 psf				
GCP =	1.40	Total Pressure = Wp*SF 67.47 psf			

Quality Control and UL certification
All products are subject to quality control inspection prior to leaving our facility.
 US
File#E468494

3' Aluminum Wall Sign. Render



Project Number

Account Manager

Dr. Jon M. Hornlein

Date Started

02/09/2018

Drawing approval date

Project Manager

Designer

Andrea Descartes

Drawing approved by

Number of revisions

5323 Millenia Lakes Blvd., Suite 300,
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Wind Speed 140 mph
Mean Height 60 ft

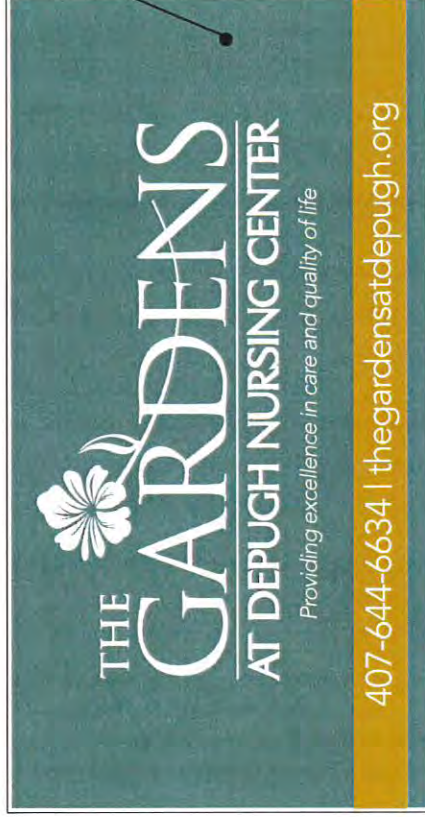
Wind Code ASCE 7-10 Exposure C Risk Category II
Wind Pressure (Wp) 45.19 psf
GCP = 1.40
Total Pressure = Wp-SF 87.47 psf

Quality Control and UL certification
All products are subject to quality control inspection prior to leaving our facility.
UL US
File#E465494

G.0

Monument Sign. Refurbish: New Paint, New LED's, New Face. Size & Design

Acrylic Face
with clear vinyl print



New Face and LED's

New Paint
White Color

Project Number

Account Manager

Dr. Jon M. Hornlein

Date Started

02/09/2018

Drawing approval date

Project Manager

Designer

Andrea Descartes

Drawing approved by

Number of revisions

Sheet No12 of 16



5323 Millenia Lakes Blvd., Suite 300,
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Phone: 407 252 6433
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Wind Speed Mean Height	140 mph 60 ft	All Wind Loads Meet 6th edition 2017 Florida Building code		
Wind Code	ASCE 7-10 Exposure	C	Risk Category	II
Wind Pressure (Wp)	48.10 psf	Total Pressure = Wp+Gf		
GCP #	1.40	67.47 psf		

Quality Control and UL certification
All products are subject to quality control inspection prior to leaving our facility.  Us
File#E465194

G.1

Monument Sign. Refirbish: New Paint, New LED's, New Face. Size & Design



Before



After

Project Number	
Account Manager	
Dr. Jon M. Hornlein	
Date Started	
02/09/2018	
Drawing approval date	
Project Manager	
Designer	
Andrea Descartes	
Drawing approved by	
Number of revisions	



5323 Millenia Lakes Blvd., Suite 300,
Orlando, Florida 32839.
Phone: (407) 734-4200
Email: info@sunriverconcepts.com

Project Name: The Gardens at Depugh
Project Owner: The Gardens at Depugh
Scoop of Work: Furnish and install : -Acrylic and Aluminum Donor Names Tree, 47" Pedestal Sign Stand, Aluminum No Parking Sign, Aluminum Handicapped Sign, 18" and 12" PVC Wall Signs 3' Aluminum Wall Sign, Monument Sign. Refinish, New Paint, New LED's, New Face,.84" Monument Sign, illuminated Acrylic faces.


Project address: 550 W Morse Blvd,
Winter Park, FL 32789

Permitting jurisdiction: [Type Permit Jurisdiction]

All drawings are reviewed and approved by

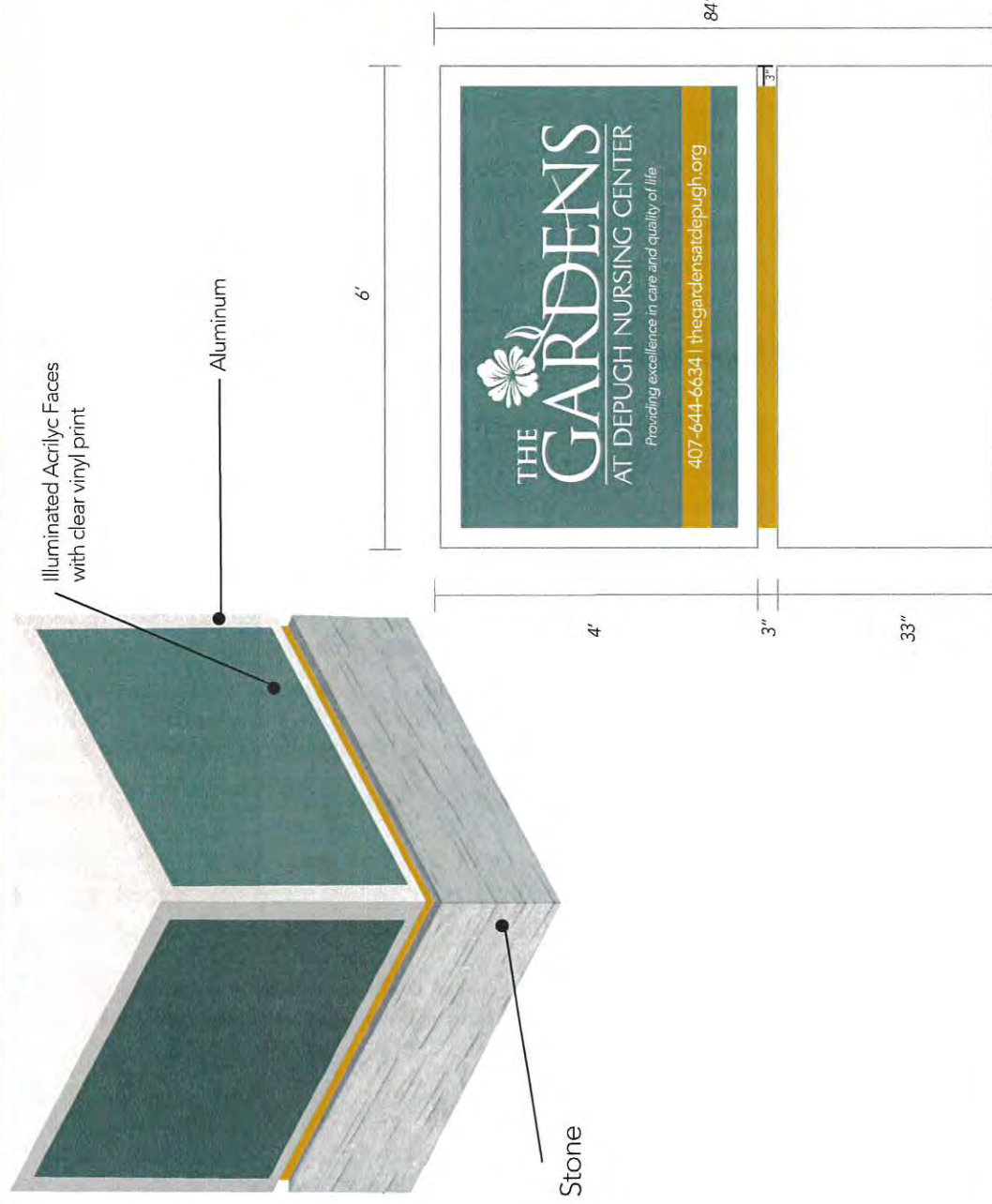
Chad S. Linn, P.E. License No. 57524
P.O Box 140024 . Orlando, Florida 32814
Phone: 407 252 6433
Fax: 407 392 2776
E. Mail: clinn@linnengineering.com

Wind Speed Mean Height 60 ft	140 mph	All Wind Loads Meet 6th edition 2017 Florida Building code		
Wind Code	ASCE 7-10 Exposure	C	Risk Category	II
Wind Pressure (WP)	48.19 psf			
GCP =	1.40	Total Pressure = WP+SE	67.47 psf	

Quality Control and UL certification
All products are subject to quality control inspection prior to leaving our facility.
 US
File#E465494

H.O

84" Monument Sign, illuminated Acrylic faces. Size & Design



Project Number	
Account Manager	Dr. Jon M. Hornlein
Date Started	02/09/2018
Drawing approval date	
Project Manager	
Designer	Andrea Descartes
Drawing approved by	
Number of revisions	
Sheet No	14 of 16

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Wind Speed Mean Height	140 mph 50 ft	All Wind Loads Meet 6th edition 2017 Florida Building code		
Wind Code	ASCE 7-10 Exposure	C	Risk Category	II
Wind Pressure (WP)	48.19 psf			
GCP =	1.40	Total Pressure = WP-SF 67.47 psf		

Quality Control and UL certification
All products are subject to quality control inspection prior to leaving our facility.
 us
File#E465494

H.1

84" Monument Sign, illuminated Acrylic faces. Render



Before



After

Project Number

Account Manager

Dr. Jon M. Homlein

Date Started

02/09/2018

Drawing approval date

Project Manager

Designer

Andrea Descartes

Drawing approved by

Number of revisions

From: Peter Schreyer, CEO/Executive Director, Crealdé School of Art

Date: August 4, 2017

**To: Wes Hamil, Director of Finance, City of Winter Park
Dori Stone, Director of Economic Development/CRA
Kyle Dudgeon, Manager, Economic Development/CRA
Brenda Moody, Assistant Director, Parks & Recreation**

Re: 2016-2017 Final Report for the Hannibal Square Heritage Center

A. 12-Month Progress Report

During its tenth anniversary year of operation, the Hannibal Square Heritage Center has continued to inspire residents and former residents of the C.R.A. district with its programming, and has garnered praise and national support, including Crealdé's first National Endowment for the Arts grant for the fall 2016 exhibition, *Spinning Yarn: Storytelling through Southern Art*. In May, 2017 the community celebrated the HSHC's 10th anniversary, recognizing those who had a major role to play in the success of the center.

- a. Overall attendance for the HSHC and the Orange County Cultural Tourism Grant-funded exhibitions and events was over 21,882, due to the inclusion of the Heritage Center travelling exhibitions, which included *100 Years of Hannibal Square* at the Orlando International Airport during 2017 Black History Month. Attendance to the Heritage Center facility alone was 7,882.
- b. The HSHC/Cultural Tourism Grant-funded programs continue to show a strong economic impact, measured by 2016 patron surveys. 29 percent of visitors come from outside of the tri-county area, spending an average of \$200 per person in connection to their visit to the exhibitions and events (incremental spending). The estimated total economic impact from out of town visitors is \$457,200; Total local patron spending for the Heritage Center alone is \$641,868.
- c. The HSHC continued to offer the free Hands-On After-School Art Classes for children ages 5-10 in partnership with the Winter Park Community Center, serving an average of 25 students weekly, from September through May.
- d. The HSHC continued to offer the free Art Sampler for west Winter Park Seniors in partnership with the Winter Park Community Center, serving an average of 10 to 15 students weekly for 45 weeks. An exhibition of the senior's work was unveiled during the Hannibal Square Heritage Center Folk & Urban Art Festival in April, 2017.
- e. Crealdé continues to offer the What Heritage Means to Me Field Trip Program, funded by a United Arts grant for \$2,500 for 10 field trips in 2017.

- f. The HSHC hosted the seventh annual Hannibal Square Heritage Center Folk & Urban Art Festival. The free outdoor festival was a celebration of blended cultures through art and music drawing over 1,000 guests again. In addition to the artwork demonstrations and sales, the festival delighted visitors with the cultural traditions of Central Floridians, including African storytelling and dance, Zydeco music. Recent State of Florida Folklife Award recipients Lilly Carrasquillo and David Peñaflor led a Puerto Rican Vejigante mask-making and Aztecas Indian Headband workshop and musical parade for youth.
- g. Crealdé produced three visiting exhibitions at the HSHC: *Phase VIII of the Heritage Collection: The Collins Family* from June through August 2016; the NEA-funded *Spinning Yarn: Storytelling through Southern Art* from September through December 2016; Tampa Bay wood sculptor *Jack King: Searching for the Truth* from January to April 2017; and *Heritage Collection Phase IX: Hannibal Square Heroes* from May to August 2017.
- h. A HSHC travelling exhibition, *100 Years if Hannibal Square: Historic and Contemporary Photographs of West Winter Park*, which premiered at the Orange County Regional History Museum the previous year and was exhibited at the Orlando International Airport in February 2017.
- i. In May of 2016, Crealdé also launched its new book, *The Hannibal Square Heritage Collection*, published by the Florida Historical Society. The award-winning book's success led to a second printing in October, 2016.
- j. HSHC history team, Mary Daniels and Fairolyn Livingston, identified and worked with eight Hannibal Square Heroes – men and women whose life work made a national impact in the fields of education, art and business.
- k. In 2017, Crealdé provided 12 scholarships to Crealdé's sold-out Summer ArtCamp and after school classes for children of Winter Park residents in need, in the amount of \$2,100, as well as three scholarships for seniors for \$435, funded by the Winter Park Rotary Club, Walt Disney World, and the National Endowment for the Arts.
- l. The HSHC continued to offer curriculum-based Crealdé visual arts classes for adults and children in photography, painting, cartooning, papermaking, fiber arts, watercolor and professional development.
- m. HSHC manager Barbara Chandler and docents hosted many reunions, associations, tours, classes and other groups including the Walking Tour of the Black Churches, NAACP, Florida Historical Society, Welbourne Day Nursery Board of Directors, Miss Black USA Ambassadors, AAUW, Boy Scouts, Retired various Rollins College and Valencia classes, and Leadership Winter Park. The center also participated in walking tours of the Black churches.
- n. Crealdé provided employment in the form of a Heritage Center manager, docents, contracted field trip coordinators, historians, curators and teachers.
- o. HSHC staff engaged over 100 children in activities at the Winter Park Sidewalk Art Festival.

- p. Funding for the HSHC programming was made possible primarily through grants from the City of Winter Park's Community Redevelopment Agency, the Orange County Government Department of Arts & Cultural Affairs, the National Endowment for the Arts. For the tenth consecutive year, Crealdé secured an Orange County Cultural Tourism Grant, enabling Crealdé to produce exhibitions with nationally-recognized artists and promote the HSHC more extensively. (See attached current Tourism Marketing Plan).
- q. Crealdé secured another year of excellent media coverage for HSHC exhibitions from the *Orlando Sentinel*, *Orlando Arts Magazine*, and numerous other publications, guides and listings. The HSHC is one of three must-visit sites in the Lonely Planet Guide, Winter Park and was recently mentioned on CNN as one of four must-see cultural venues in Winter Park.

B. Future Plans

Please see attached:

- 2018 Heritage Center Season of Exhibition and Special Events
- 2018 Tourism Marketing Plan and Educational Outreach
- 2017-18 Attendance Projections (Exhibit "B")
- 2016-17 Media
- 2017 Critical Acclaim
- Links to 2016-17 Online Media

CNN:

<http://www.cnn.com/travel/article/winter-park-florida-vacation/index.html>

Fox/Orlando Sentinel:

<http://www.orlandosentinel.com/news/orange/os-hannibal-square-heritage-center-anniversary-20170508-story.html>



April 20, 2018

Dear Community Redevelopment Agency Members,

2018 marks the 16th year for The Winter Park Playhouse, Central Florida's only professional musical theatre and one of two in the state. It is dedicated to improving the quality of life for residents and visitors by producing year-round professional musicals, cabarets and educational outreach programs that entertain, uplift and inspire. **The Playhouse has served over 200,000 people since 2002 and 30,300 people in the last year alone-17,800 in-house and 12,500 through our children/senior adults community outreach programs.**

As a 501(c) (3), non-profit organization, The Winter Park Playhouse is not privately owned. It belongs to the community and was founded to benefit the City, its residents and businesses. The Playhouse is an active partner with the City, the Winter Park Chamber of Commerce, Park Avenue Merchant's Association, local restaurants, merchants and hotels as well as other cultural organizations. The Playhouse positively impacts our local economy by bringing thousands of people each year to Winter Park to enjoy the many wonderful experiences the city offers. **Americans for the Arts Economic Prosperity Calculator indicates that The Winter Park Playhouse's economic impact on Winter Park will surpass \$1.6 million this year.**

To ensure that all Winter Park residents have access to quality musical theatre, the Playhouse's highly praised outreach programs provide, at no charge, musical theatre programming at the Community Center, the Winter Park Library, the Winter Park Day Nursery, Welbourne Avenue Nursery & Kindergarten, Killarney Elementary, Lakemont Elementary, The Gardens at Depugh, The Plymouth Apartments and Easter Seals DayBreak at The Miller Center. The Playhouse also provides the Community Center with complimentary tickets to the theatre throughout the year to enable low-income senior residents to enjoy our professional musicals productions.



A 501 (c) (3) Non-Profit Organization

Additionally, the Playhouse serves the community through its annual Florida Festival of New Musicals. The inaugural 2017 festival was a resounding success and brought over one thousand people to Winter Park. As the only one of its kind south of Atlanta, the festival brought national and international visitors and recognition to the city.

The 2nd Annual festival will be August 23-26, 2018 at The Winter Park Playhouse and already has participants coming from Australia, New York, Colorado, Maine and New Jersey. Due to the additional dollars attendees will spend in the community during the 4-day festival, **it is projected to generate an additional \$70,000 positive economic impact on businesses in the CRA.**

As an integral organization that contributes to making Winter Park the "City of Arts and Culture" and a spectacular place to live and visit, we respectfully request your continued support of \$40,000. With ticket prices aimed at ensuring affordability and accessibility, ticket revenue in the 123-seat theatre only covers 50% of annual expenses required to operate and produce the extensive year-round quality programming that serves this community.

To learn more about the Playhouse, please see the attached documents. You can also visit our website **winterparkplayhouse.org** or go to **cffound.guidestar.org** to see our fully reviewed donor profile. We sincerely thank you for your support, time and consideration.



Heather Alexander, Executive Director and Co-Founder
The Winter Park Playhouse,
heather@winterparkplayhouse.org
407-645-0145



OVERVIEW

MISSION:

The mission of The Winter Park Playhouse is to enhance quality of life by producing and developing year-round professional musical theatre, cabarets and educational outreach programs that entertain, uplift and inspire residents and visitors in Central Florida.

The Winter Park Playhouse seeks support from the City of Winter Park to produce the 2019-2020 series of professional musical theatre programming. Guided by its 5-year strategic plan, the Playhouse aims to achieve the following goals:

GOALS:

- To advance and preserve the original American art-form of musical theatre;
- To produce unique musical theatre programming that attracts visitors and positively impacts Winter Park's economic growth;
- To elevate the cultural status of the city, region and state;
- To diversify the Board of Directors, staff, cast and audience to better represent the world in which we live;
- To uplift and inspire Central Florida's youth through quality educational musical theatre experiences;
- To improve the health and well-being of Central Florida's senior adults through professional musical theatre experiences;
- To foster and support the artistic growth and development of professional actors, musicians, technicians, writers and composers;
- To develop and present new musical theatre works.



OBJECTIVES/ACTIVITIES:

The Winter Park Playhouse will continue to produce dynamic, high-quality musicals, cabarets and outreach programs that engage diverse audiences of all ages, ethnicities and socio-economic backgrounds. Support from the City of Winter Park will contribute to making the following projects possible:

- **THE 2019-2020 MAINSTAGE SERIES:** A unique assortment of six musicals, new or rarely produced in the region, all featuring professional actors, musicians and technicians.
- **THE SPOTLIGHT CABARET SERIES:** A year-round series of new cabaret premiers which showcase a different professional singer in a 55-minute "New York" style cabaret each month.
- **UNCOVERED- A CELEBRATION OF AFRICAN-AMERICAN MUSICAL HERITAGE:** A year-round series of monthly musical events celebrating African-American music and featuring all African-American artists.
- **REACH (Relevant Educational Arts for Children):** An educational outreach program which engages children in quality musical theatre experiences (live performances and classes) at their day nurseries, schools, libraries and community centers.
- **SHARE (Senior Health through ARTs Enrichment):** An adult outreach program that brings uplifting, professional musical performances to homebound seniors in day centers and life-long care communities.
- **3rd ANNUAL FLORIDA FESTIVAL OF NEW MUSICALS:** An international festival, the only one in Florida and one of two in the Southeastern US, that advances and elevates the original American art form of musical theatre by fostering the development of new musicals and the artistic growth of writers and composers. This 4-day event showcases six brand new, never-before-produced musical works. The first act of each selected musical will be fully read and sung concert-style, without staging, by varying casts of professional actors and musicians.



CITY OF WINTER PARK

401 Park Avenue South

Winter Park, Florida

32789-4386

April 18, 2018

Dear Ms. Alexander,

It is with great pleasure that I write this letter of support for all the Winter Park Playhouse has and is doing for the Winter Park Community Center. The Playhouse remains to be a great community partner, serving both our children and seniors with quality programming year-round.

During the spring and fall of 2017, the Winter Park Playhouse sent teaching artists to our after-school program to teach theatre arts to the elementary aged students each week. Our young people had weekly instruction from a professional musical theatre artist and were able to experience curriculum they may not otherwise have had access to. We are greatly looking forward to this summer, when the Playhouse will send over master teachers to run a week-long musical theatre summer camp for up to 80 of our campers in elementary and middle school. It is always a wonderful experience for the kids to step outside of their comfort zones, try new things in the arts, and express themselves in a meaningful and safe environment. The teachers from the Playhouse are top-notch professionals who work hard to create positive rapport and leave lasting relationships with our students.

Our seniors have also benefitted tremendously from the generosity of the Winter Park Playhouse. We were gifted 21 tickets to their nearly sold out musical, *Daddy Long Legs* on November 11, 2017, 30 tickets to *Babes in Hollywood* on February 2, 2018, and we are looking forward to bringing 35 residents over two performances of *Nunsense, A-men!* on April 19 and 20, 2018. Most of our seniors would not be able to afford the \$32 ticket price to see a musical production. The ability to offer this experience to them completely free of charge has had an impact that is beyond monetary value. The musicals provide our seniors with a few hours of joyous escape from their often lonely and monotonous routines.

Having a professional musical theatre in our own backyard is an incredible asset to our city and the residents we serve at the Winter Park Community Center. The partnership we have cultivated is appreciated by every life touched through the Winter Park Playhouse. The quality programming both in teaching and production brings joy to our residents both young and old, and positively impacts their lives, making them richer and fuller. We thank every person who makes this partnership possible.

If I can be of any assistance in any way, please feel free to contact me at 407-599-3547 or cdaus@cityofwinterpark.org.

Sincerely,

Cathleen Daus
Recreation and Family Services Manager



741 S. Pennsylvania Ave.
Winter Park, FL 32789
407-647-0505

April 16, 2018

Heather Alexander, Executive Director
The Winter Park Playhouse
711 Orange Avenue, Suite C
Winter Park, FL 32789

Dear Heather:

On behalf of our staff, children and their families, we are grateful for our experiences having the drama and music classes brought to our students from the Winter Park Playhouse. I am pleased to write this Letter of Support for the Winter Park Playhouse's continued educational outreach programming. This partnership has become such an integral part of our preschool program!

Winter Park Day Nursery students, parents and staff continue to enjoy the on-site dramatic and musical instruction provided by the Winter Park Playhouse for our preschool-aged children from low-income families. Mr. Miles is wonderful and these events expose our children to, and teach them about, the performing arts - experiences they might not otherwise be able to enjoy because their parents can't afford such classes and enrichment activities. The majority of our enrollment (capped at 70 children, aged 2-5) come from working families at or below the federal poverty level.

Although the day nursery tries to integrate all the arts into our daily classroom activities, our curriculum is limited in the area of the dramatic and musical arts. In addition, as a not-for-profit preschool with 501 (c) (3) tax status, we do not have the budget to pay for outside performers and teachers unless they are grant funded. What children learn at this age has the potential to positively impact their learning for a lifetime. Winter Park Day Nursery continues to rely on other community organizations such as yours to enrich our curriculum. We would be pleased and grateful to partner with you.

Sincerely,

Alessandra (Ali) DeMaria
Executive Director
Winter Park Day Nursery

Mission:

The Winter Park Day Nursery provides a secure, nurturing and educational environment that is affordable and supports family diversity.



taking on disability together

Dear Neighbors at The Winter Park Playhouse,

April 18, 2018

This letter is a message of thanks and appreciation for the gifts of music, laughter and camaraderie that you have brought to our Easter Seals Daybreak community. The programming you have provided through your cabaret series, Holiday Sing- along and more have been a beautiful contribution to us. Music is an important element of the programming at Daybreak, where we serve individuals living with Dementia and other disabilities. It plays a vital role in enlivening, inspiring, relaxing and bringing joy to our members. Music also provides our members the opportunity to reminisce, dream and continue to share pieces of their story through singing, dancing and more! On top of this, the programming you have provided is a way for our members to remain connected to their community and have free access to the arts! We are honored to have you as a neighbor in Winter Park! And as the Abba song says...

"Thank you for the music, the songs I'm singing
Thanks for all the joy they're bringing..."

Sincerely,
Day Break Activities Team
Kathy Quijano, Brooke Dixon and Becky Meyer



April 18, 2018

To whom it may concern,

When Winter Park Playhouse came to Killarney Elementary School it opened the minds and creativity to the children at Champions Extended Learning Afterschool Program. I have been the Director of Champions Extended Day at Killarney Elementary School for 10 years and I was thrilled that the Playhouse offered the opportunity for students that have not experience the Arts growing up. I have seen students that don't want to participate in most activities afterschool raise their hands to be a part of the Playhouse showcase. The participation and experience that the Playhouse teachers bought to Killarney was awesome. They made each student feel like they can accomplish anything. The students were left feeling empowered and excited about what they have learned for that day. I notice the confidence of many students, even my own two daughters growing. They were exposed to music and dance that they would have never normally listened to in their everyday life. These new things open the minds and hearts of the students. These students were able to express themselves through dance, song and acting and it was amazing experience for the students, parents and teachers. I want to give a big thank you to the donors, Megan Tsurumaki and her wonderful staff Mr. Miles and Ms. Leah. The students will never forget the Winter Park Playhouse experience.

Sincerely,

Kimberly Oliver

A handwritten signature in blue ink that reads "Kimberly Oliver". The script is fluid and cursive.

Site Director
Champions Extended Learning
at Killarney Elementary School
koliver5@yahoo.com
(407) 222-3810



Hannibal Square Community Land Trust
P.O. Box 364
Winter Park, Florida 32790

RE: Letter of Support for The Winter Park Playhouse

To whom it may concern,

I write today in support of The Winter Park Playhouse. This professional musical theatre is a gem in the Winter Park community. It is one of the cultural cornerstones of the Central Florida region and serves approximately 18,000 guests per year through its theatre main stage series.

The Winter Park Playhouse was founded in 2002 and still after 18 years, holds the highest standards of artistic integrity and employment of professional actors, musicians and technicians. The Playhouse is a culturally all-inclusive organization. Its outreach to the African-American community and other ethnically diverse communities makes this non-profit arts organization a truly special part of the Central Florida arts scene.

Through its R.E.A.CH (Relevant Education Arts for Children) program, The Winter Park Playhouse provides impactful musical theatre experiences to underserved Title I elementary school children, at no cost to them.

Their S.H.A.R.E (Senior Health Arts Enrichment) program is an outreach of entertainment to senior citizen communities in the region, with clients that no longer are able to travel, and are bound to their facilities. This FREE performance is brought directly to these elderly citizens at no cost to them.

I believe that The Winter Park Playhouse is of strong value and importance and recommend full financial support of the worthy organization.

Sincerely,

Maria Olivia Bryant

Maria Olivia Bryant
Advisory Board Member
Hannibal Square Community Land Trust

April 12, 2018

To Whom It May Concern:

We, the residents of The Plymouth Senior Community, have been lucky enough to have quality entertainment provided to us by The Winter Park Playhouse, at no cost to us, due to the generous funding by the City of Winter Park.

This type of program would not be possible for our residents, without the funding, due to financial and transportation constraints of the residents and the residents would surely miss out on the opportunity to be part of the mission of the Playhouse to bring familiar songs of yester-year to help stimulate cognitive memories linked to music of their childhood and the joy from music of today.

This quality entertainment brings joy, fun and excitement to our residents who otherwise would not be able to experience it. The Playhouse has brought us five cabarets thus far with a sixth coming in May. The performers are an array of young men and women with outstanding voices such as Kevin Kelly, Shawn Kilgore, Wesley Slade and Natalie Cordone. They have presented some of the best performances I have ever seen. I get so excited just thinking about them coming in May and can hardly wait.

Anyone coming to one of the performances at the Plymouth would see how happy and excited the residents are during a show; if it went away, we would truly miss it.

We thank the Winter Park Playhouse for all that you do and hope for many more shows in the coming months.

Diana Power

President Resident Association

The Plymouth

Senior residents from Community Center

4/30/18

To the Winter Park
Playhouse —

I appreciate the
opportunity to join
the WPCC - Seniors
in attending your venue
to see such a wonderful
& energetic cast - The
playhouse staff was
very attentive and
we had a great time!

You're the best!

Tha A. Simmons

I would like to
Thank - this establishment
for the wonderful and
blessed opportunity to
watch your show.
Not only was it immensely
enjoyed but very professional
and entertaining. I will
never forget it and look
forward to returning.

You're the best!

Sincerely
Floyd Hutchinson
4/17/18

Winter Park playhouse

You're the best!

Thanks for being
in our corner.

What a wonderful
thing you do for us

Sincerely
Margaret Redmon

4-19-18

Dear WPP,

You're the best!

Thank you so much for all
you do for us seniors. We
had a great time at the
Playhouse Thursday. We are
looking forward to the next
time. H. Liggins

Jeremiah Catherwood

Resident Services Coordinator
The Plymouth Apartments



1550 Gay Road, Winter Park, FL 32789
407-644-4551
tranquilmeadows_wpha@cfres.com

Dear Megan Tsurumaki,

You asked me to write a letter explaining how the SHARE outreach program from the Winter Park Playhouse has benefitted our residents. Before I continue with an enriching sentiment that showcases the support, approval and love from our residents, I would like to give science a chance to make an appearance. Citing the Royal College of Physicians in London, "there is evidence that engagement with artistic activities, either as an observer of the creative efforts of others or as an initiator of one's own creative efforts, can enhance one's moods, emotions, and other psychological states as well as have a salient impact on important physiological parameters." One of the most persistent issues affecting our aging adults in today's society are not the chronic illnesses from which they suffer, but rather the tertiary psychosocial problems resulting from these chronic illnesses coupled with aging: depression, chronic stress, isolation, anxiety, and chronic pain. Studies across multiple medical fields have shown that music engagement has been shown to decrease anxiety, calm neural activity, increase immune system response through the actions of the amygdala and hypothalamus, and be effective in controlling pain.

These medical studies were one of my original reasons for jumping at the opportunity to be a part of the SHARE outreach program of the Winter Park Playhouse. Beyond the scientific studies and quantitative benefits from exposing our residents to music, I fully believe in enriching the lives of our residents through musical engagement. The arts, and music in particular, provide a qualitative increase in happiness by providing our residents with a chance to socialize and bond over a common interest. It helps me to provide a greater sense of community to my residents, and programs like Kevin Kelly's *Dear Francis: An Evening of Sinatra* give my residents a sense of nostalgia and warm feelings of their childhoods. These are the qualitative life improvements that I cannot



even begin to attribute a value to. Personally, any time I see that glint of reminiscence in their eyes – when they can longingly recall the memories of their first love or fondly bring themselves back to their innocent childhood – I am filled with a sense of wondrous amazement and jealousy. Amazed by their change in demeanor and jealous of the memories that I have yet to be able to fondly look back upon. When an artist can evoke these types of responses with their audience members, it is the epitome of their art; the artists from the Winter Park Playhouse consistently bring these responses from my residents. This... this is the pinnacle of your outreach program in my mind, and the reason I feel it so greatly benefits my residents.

We owe more than just gratitude to the Winter Park Playhouse to allow us to be the recipients for this amazing outreach; we owe you our dedicated patronage – something we intend to keep. You have carved a place for yourselves in our hearth and hearts. We can only hope that you can continue this program and be able to touch many others lives through the gifts we have had the privilege of witnessing.

And a very special, and warm-hearted, thank you is due to the T.W. and Elinor Miller Foundation for their sponsorship of this outreach program. Without your support, our residents wouldn't have access to the wonderful and touching performances that have come to our door.

I will also send a list of resident testimonials as soon as I have collected them from the residents.

With Appreciation and Warm Regards,
Jeremiah Catherwood
Resident Services Coordinator
The Plymouth Apartments

ENZIAN THEATER – POPCORN FLICKS IN THE PARK

Report to the City of Winter Park

July 2017 – June 2018

For the last 16 years, Enzian has partnered with the City of Winter Park to provide free, family-friendly films outdoors in beautiful Central Park. This popular program has become a Winter Park tradition, with couples, families, visitors, and residents alike spreading their blankets and lawn chairs on the grass to enjoy an evening in the park with friends and a fun film. Enzian provides all the technical aspects of the presentation, including selecting and obtaining each film; hosting (or “emceeing”); and transportation, set-up, and take-down of the outdoor screen, projection equipment, and sound equipment. The films are promoted jointly by Enzian and the City. Over the last 18 months, the following films have been shown through this series:

DATE	FILM	ATTENDANCE
7/13/17	Beauty and the Beast (1991)	1,000
8/10/17	Harry Potter and the Prisoner of Azkaban	300
9/28/17	The Spy Who Loved Me	60
10/12/17	The Blob (1958)	400
11/09/17	Batman (1966)	250
12/07/17	The Muppet Christmas Carol (w/How the Grinch Stole Christmas)	700
1/11/18	The Bellboy	50
2/08/18	While You Were Sleeping	200
3/08/18	True Grit (1969)	50
4/05/18	Willow	600
5/10/18	Planet of the Apes (1968)	200
June 2018	Enchanted	Rain - Cancelled
TOTAL ATTENDANCE:		3,810