



Community Redevelopment Advisory Board Virtual Meeting

February 25, 2021 at 12:00 noon

Virtual Meeting

Agenda Items

1. Approval

- A. Minutes from January 28, 2021

2. New business

- A. Staff Updates
 - CRA Agency Meeting 2/24
 - 901 W. Fairbanks Avenue
 - Central Park Stage/Shady Park
- B. 929-957 W. Fairbanks Ave

3. Public comment

4. Adjourn

appeals & assistance

"If a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

"Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office (407-599-3277) at least 48 hours in advance of the meeting."



Community Redevelopment Advisory Board Virtual Meeting

February 25, 2021 at 12:00pm

Virtual Meeting

Subject

Approval of Minutes

Motion/Recommendation

Motion to approve the January 28, 2021 meeting minutes.

Background

N/A

Alternatives/other considerations

N/A

Fiscal impact

N/A



Community Redevelopment Advisory Board Minutes

January 28, 2021 at 12:00 pm.

Virtual Meeting

Present

Board Members: John Caron, Teri Gagliano, Carol Rosenfelt, Christine Girand, Sarah Grafton

Staff Members: Peter Moore, Kyle Dudgeon

Absent

Linda Washington, Elisha Gonzalez

Meeting called to order

Staff called the meeting to order at 12:02 pm.

Opening Comments

Staff welcomed new board member Elisha Gonzalez. Staff additionally stated the board required a new chair due to the previous chair's resignation. **Motion made by Carol Rosenfelt to nominate John Caron for board chair. Seconded by Sarah Grafton. Motion passes 5-0.**

Approval of Minutes

Motion made by Teri Gagliano, seconded by Sarah Grafton to approve the October 22, 2020 and December 10, 2020 minutes. Motion passes 5-0.

New Business Items

1. CRA Agency Meeting Review

CRA Assistant Division Director, Kyle Dudgeon, began the conversation by recalling the subject matter and outcomes from the latest CRA Agency meeting dated January 13, 2021. Three items were discussed. These included approval of public Wi-Fi and digital inclusion expansion, Central Park stage design, and Shady Park enhancements. He stated the Agency agreed with many of the recommendations provided by the board including Central Park stage design and reutilization of the splash pad area in Shady Park. He went on to recount the conversation had by the Agency regarding public restrooms somewhere within Central Park. He stated the Agency was interested in receiving more detail on location, size, and design. The board commented on multiple locations on the east and west side of the railroad tracks. Staff stated they will work with an architect to develop a design concept.

Staff and the board also commented on the reutilization of the splash pad area in Shady Park. Staff asked about what types of uses should be considered as they would need to be costed out. The board discussed a smaller

water feature, including but not limited to a fountain, and integration with the arts. The board also commented on the need for programming in the area that would complement the improvement and community center.

2. Staff Updates

Assistant Division Director, Kyle Dudgeon highlighted two items in the staff update title sheet. He stated the bid for New York Avenue mast arms had been completed, and staff was now working with the Procurement Department to finalize purchase of materials/services. He also stated that phase two of streetlight repainting had been completed. In all, 204 were refurbished.

Public Comment

No public comment was made.

Adjournment

There being no further business to discuss, the meeting adjourned at 1:05 pm.

Chairperson, John Caron

Board Liaison, Kyle Dudgeon



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Staff Updates

Motion/Recommendation

N/A

Background

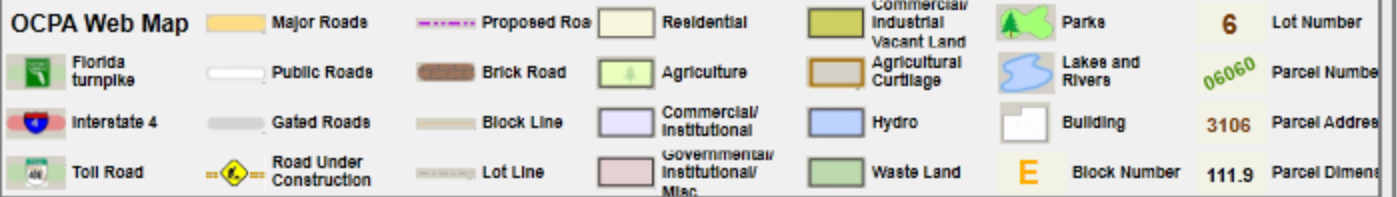
Staff is providing an update relative to the following topics. In general, these items do not necessitate action by the board, but are included to provide the public the most up to date information regarding the status of various issues. The board may use this time to address discussion or viewpoints on these items.

Project	Update	Date
Acquisition of 901 W. Fairbanks Avenue	<p>During the FY-19-20 fiscal year, the CRA Agency approved \$1M for enhancements to the Denning/Fairbanks intersection for the purpose of traffic and stormwater improvements. Over the course of the past several months, the City Commission has provided direction on the pursuit of properties along Fairbanks Avenue to this end. Through real estate firm Jones Lang Lasalle (JLL), staff has received interest from the property owner at 901 W. Fairbanks.</p> <p>Acquiring this corner piece is a critical component to any future road project that involves the rest of the properties in this area and acts as a cornerstone by adding space for a southbound right turn lane from Denning onto Fairbanks relieving some vehicle stacking.</p>	February 24, 2021

	The 1999 CRA Plan envisions property acquisition on the north side of Fairbanks Avenue to improve road conditions and the possible expansion of Lake Island (MLK Park). Purchase price includes a valuation of \$450,000 for the land, and \$300,000 for the business totaling \$750,000 in all.	
Central Park Stage	Train station concept approved for design on January 13, 2021. Scope developed by concept design team and local architectural firm for construction drawings. After a review from the city attorney, construction does not trigger the reverter clause. In addition, reconstruction of the existing stage in a manner that does not increase its footprint may be defined as 'new construction' under ordinance 2327 and therefore not trigger a referendum. Construction of a bathroom facility could trigger the referendum requirement as such a facility would be a 'permanent structure'.	Services agreement set for approval on February 24.
New York Avenue Streetscape	Bid process complete. Consultant on the project estimates 4 months to design/receive mast arms and 4 months for construction. Including procurement process, overall timeframe of the project is 8-9 months.	Summer 2021
CRA Master Stormwater Plan	Master Plan completed. It identifies three areas for improvement including Lake Mendsen, Canton Avenue, and 9 th Grade Center Pond. Staff spoke with Public Works and	Project ongoing

	have determined the plan's recommendation for Lake Mendocino is most beneficial, cost effective, and currently unfunded. This improvement would diminish 2-year, 24-hour classified storm events and mitigate flooding in the area. Total cost is estimated at \$200,000.	
Shady Park Enhancements	Staff met to discuss alternatives to the splash pad. With a \$300,000 budget allocation, removal of the existing pad may prove to be the most expensive. Parks Department is developing costs for landscaping, appropriate decorative hardscape (zero net new), lighting, electric, music, and grading near stage area	Project ongoing
Garfield to Canton Ave pedestrian way	Project provides access and pedestrian safety as an enhanced root adjacent to the railroad tracks. It also includes a cooperative effort to enclose the exposed dumpster location at the end of Garfield Avenue. Permits with FDOT being coordinated.	Project ongoing

OCPA Web Map



Created: 2/4/2021

This map is for reference only and is not a survey.



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Subject

929-957 W. Fairbanks Avenue

Motion/Recommendation

Pending Agency direction, recommendation to contribute CRA funds for property purchase is requested.

Background

Staff is providing an update relative to the CRA Agency meeting dated February 24, 2021. The Agency discussed items including direction on negotiating purchase agreement for 929-957 W. Fairbanks.

Proceed to negotiate purchase agreement for 929-957 W. Fairbanks: Along with discussion on 901 W. Fairbanks, staff received interest on the property located between 929-957 W. Fairbanks Ave. The owner has requested a sale price of \$3 million for the parcel, a 60 day due diligence period, 15 day closing period, \$100k in earnest money with a one-time, non-refundable \$5k payment. Staff is looking for consensus to bring back a purchase agreement, in accordance with these terms. The acquisition of this parcel will allow for a number of potential opportunities including expanded parking area, bike and pedestrian pathways, and roadway traffic improvements.

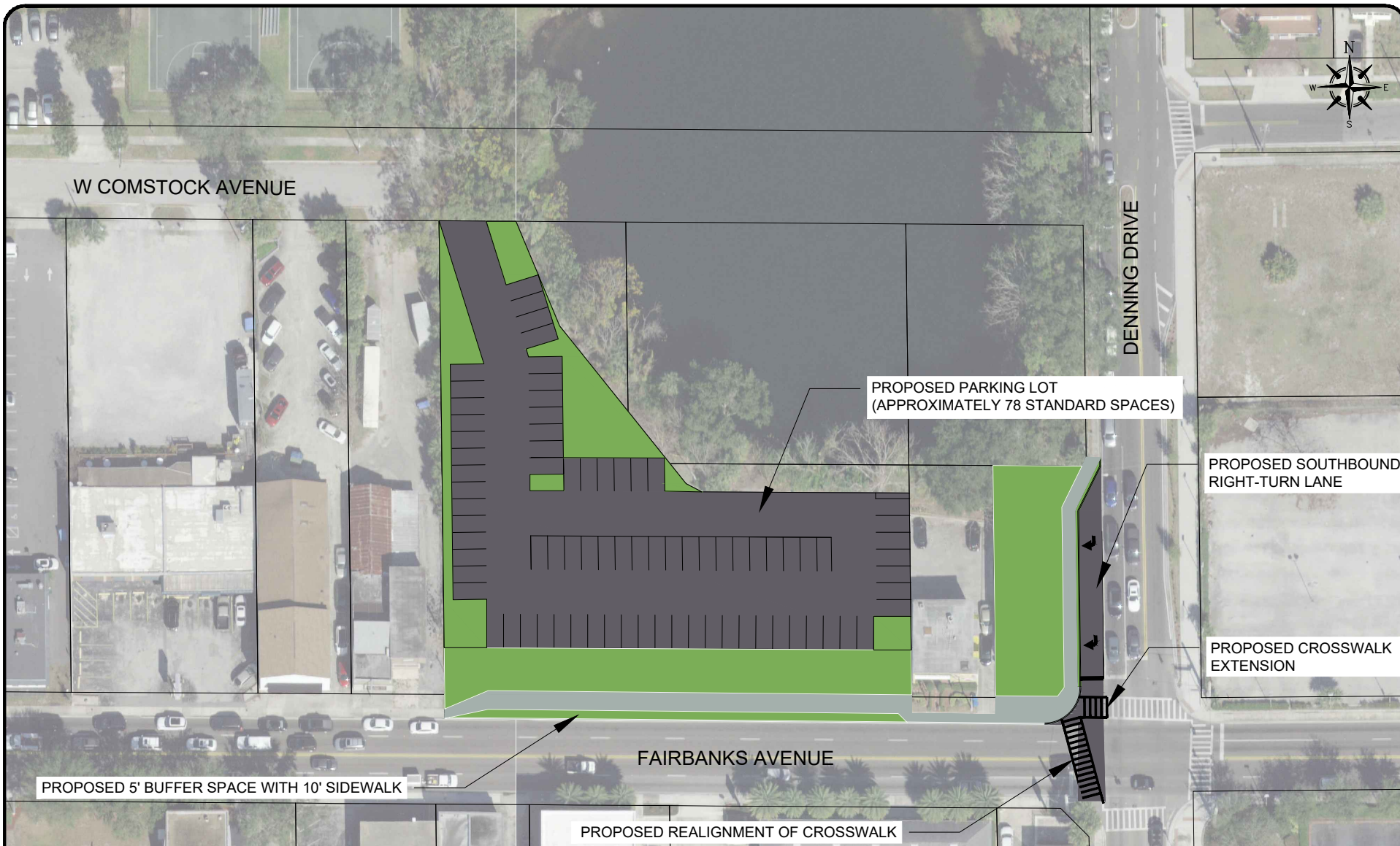
The subject property is approximately 1 acre (43,895 SF). At a price point of \$3 million, this falls in-line with the range of other comparable sales in the area. It should be noted that approximately 5,000 SF of the parcel is submerged and not buildable. The city has a number of funding sources available to it that could be used to acquire this property. The purchase of property for traffic improvements, park expansion, and connectivity are all mentioned in the CRA Plan. In order to afford the \$3 million, budgeted funding from existing projects would need to be reallocated. The Parks Acquisition Fund and Parks Impact Fund, have a combined \$2.3 million that can be used for the acquisition of park property. The City General Fund also has over \$16 million in its unencumbered reserves.

OCPA Web Map



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NOTES:

1. THIS IS A PRELIMINARY CONCEPTUAL LAYOUT AND IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.
2. NO SURVEY WORK WAS DONE AS PART OF THIS LAYOUT.
3. THE ADDITION OF A SOUTHBOUND RIGHT-TURN LANE WILL REQUIRE THE RELOCATION OF THE SIGNAL CONTROL CABINET, THE CONCRETE STRAIN WIRE POLE AND THE FIRE HYDRANT CURRENTLY LOCATED ON THE NORTHWEST CORNER. ADDITIONAL INFRASTRUCTURE MODIFICATIONS MAY BE NEEDED.
4. THE PROPOSED PARKING LOT WOULD BE ACCESSED VIA COMSTOCK AVENUE.
5. THE CURRENT LAYOUT OF THE PARKING LOT PROVIDES 78 STANDARD PARKING SPACES (ADA PARKING SPACES WILL BE EVALUATED IN FUTURE REVISIONS).
6. STORMWATER, DRAINAGE AND GRADING HAVE NOT BEEN EVALUATED AS PART OF THIS CONCEPTUAL LAYOUT.
7. COORDINATION WITH AND APPROVAL FROM FDOT WOULD BE REQUIRED FOR WORK WITHIN FDOT RIGHT OF WAY.

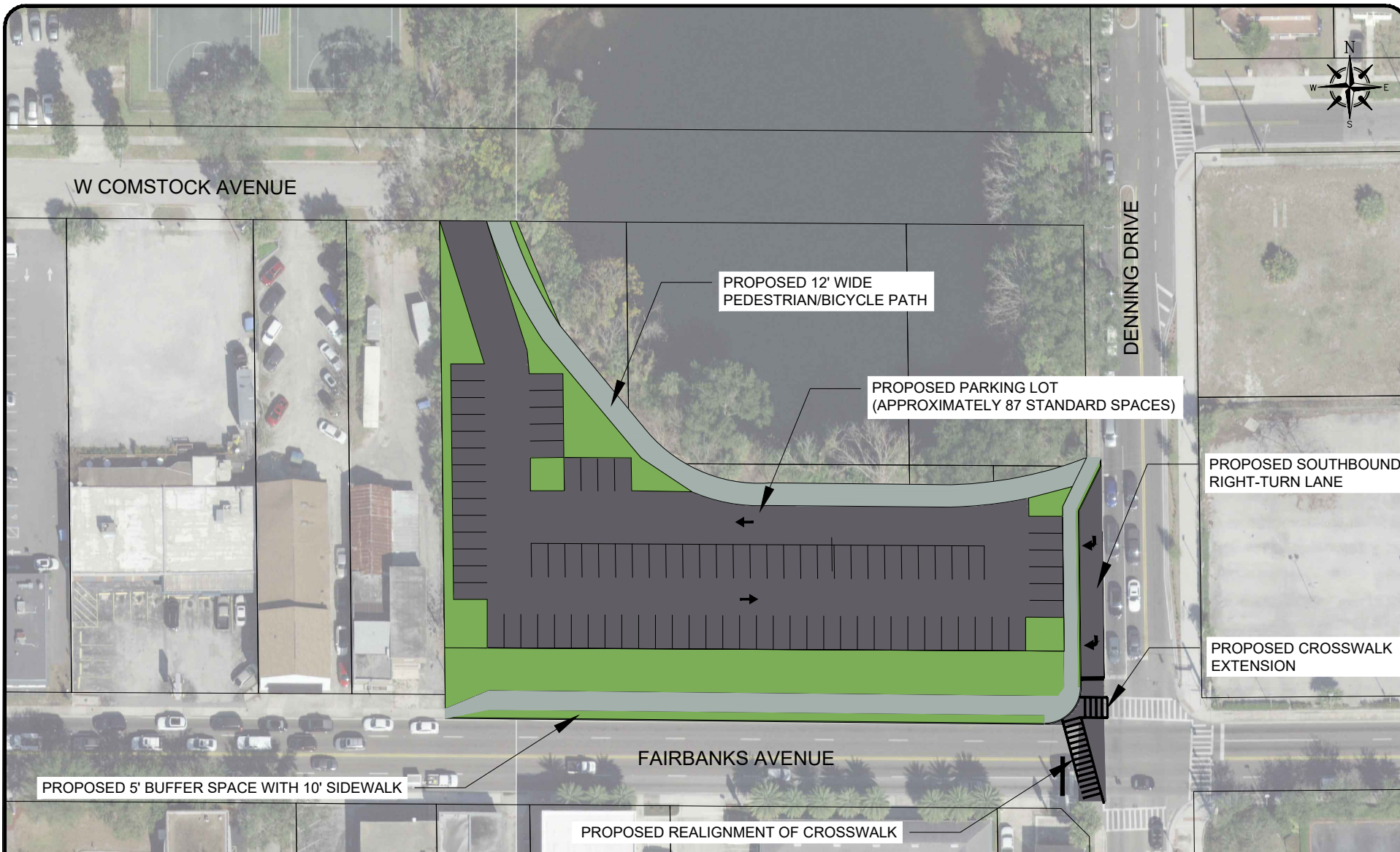


City Hall
401 Park Avenue South
Winter Park, Florida 32789
(407) 599-3399

CONCEPTUAL LAYOUT - W FAIRBANKS AVE & S DENNING DR

CONCEPTUAL LAYOUT AT THE INTERSECTION OF
W FAIRBANKS AVENUE & S DENNING DRIVE
LAYOUT #1

DATE	2021.02.03
SCALE	1" = 75'
FIGURE 1	



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CONCEPTUAL LAYOUT - W FAIRBANKS AVE & S DENNING DR

CONCEPTUAL LAYOUT AT THE INTERSECTION OF
W FAIRBANKS AVENUE & S DENNING DRIVE
LAYOUT #2

DATE	2021.02.03
SCALE	1" = 75'
FIGURE 2	

Community Redevelopment Agency 10-Year Proforma

	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	
ESTIMATED REVENUES											
TIF Revenue - City	3,298,470	3,298,470	3,331,455	3,398,084	3,500,026	3,640,027	3,822,029				
TIF Revenue - County	3,102,115	3,102,115	3,133,136	3,195,799	3,291,673	3,423,340	3,594,507				
Investment Earnings	100,801	102,817	104,873	106,971	109,110	111,838	114,634				
Misc. Revenues	30,000	30,000	30,000	30,000	-	-	-				
Total Revenues	6,531,386	6,533,402	6,599,464	6,730,853	6,900,809	7,175,205	7,531,169				
ESTIMATED EXPENDITURES											
Personnel & Indirect Costs	578,153	591,602	611,854	632,888	654,742	678,218	702,705				
General Operating	335,821	340,340	346,481	355,815	367,008	378,592	390,581				
Community Initiatives	1,035,250	516,870	479,062	522,417	486,448	530,620	494,937				
Capital Maintenance	100,000	103,000	106,090	109,273	112,551	115,927	119,405				
Misc. Capital Enhancements	140,000	140,000	140,000	140,000	140,000	140,000	140,000				
Debt Service & Transfers	1,491,056	1,496,097	1,484,485	1,071,284	1,066,442	710,568	-				
Total Expenditures	3,680,280	3,187,909	3,167,972	2,831,676	2,827,190	2,553,925	1,847,629				
Annual Surplus/Deficit (Funding Available for Additional Projects and Programs)	2,851,106	3,345,493	3,431,492	3,899,177	4,073,619	4,621,280	5,683,540				
Proposed Projects	Est. Totals	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
17/92 Streetscape	5,185,228	-	-	-	1,000,000	2,000,000	2,185,228	-			
MLK Park Improvements	3,000,000	-	-	1,500,000	1,500,000	-	-	-			
Post Office Purchase	7,500,000	4,500,000	3,000,000	-	-	-	-	-			
Parking Structures	8,000,000	-	-	-	1,000,000	1,500,000	2,000,000	3,500,000			
Hannibal Sq. Design Guideline Implementation	200,000	-	-	200,000	-	-	-	-			
Shady Park Area Improvements	300,000	300,000	-	-	-	-	-	-			
Central Park Stage Area Improvements	500,000	-	-	-	500,000	-	-	-			
Proposed CRA Project Funding Total	24,685,228	4,800,000	3,000,000	1,700,000	4,000,000	3,500,000	4,185,228	3,500,000			
Fund Surplus/Deficit		(1,948,894)	345,493	1,731,492	(100,823)	573,619	436,052	2,183,540			
Cumulative Cash Balance (Reserves)	2,917,958	969,064	1,314,557	3,046,049	2,945,227	3,518,846	3,954,898	6,138,438			