



Economic Development Advisory Board Regular Meeting

November 12, 2019 at 8:15 a.m.

City Hall | Chapman Room
401 S. Park Ave. | Winter Park, Florida

Agenda Items

1. Opening comments

2. Approval

- A. Minutes for October 8, 2019

3. New business

- A. Real Estate Update
- B. Economic Development Plan Outline
- C. Chamber Update

4. Adjourn

Next meeting: December 10

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."



Economic Development Advisory Board Agenda Item

November 12, 2019 at 8:15 am

City Hall | Chapman Room
401 S. Park Ave. | Winter Park, Florida

Agenda Item

Approve Minutes for October 8, 2019.

Motion | Recommendation

Motion to approve minutes from October 8, 2019.

Background

N/A



Economic Develop Advisory Board Minutes

October 8, 2019 at 8:15 a.m.

Chapman Room
401 S. Park Ave. | Winter Park, Florida

Present

Tara Tedrow, Wes Naylor, Michelle Heatherly, Robin Swain
Kyle Dudgeon, Peter Moore, Laura Halsey

Absent

Bill Segal, Betsy Gardner-Eckbert, Sheila DeCiccio

Meeting called to order

Meeting was called to order at 8:22 am.

Approval of minutes

Motion made by Wes Naylor, seconded by Tara Tedrow, to approve the July 16, 2019 minutes.

Motion passes 4-0.

New Business

1. Real Estate Study

Staff provided an update on the real estate assessment project including 450 East New England Avenue, 631 North New York Avenue, and 1129 -1189 Alabama Drive.

631 North New York Avenue, also referred to as the Swoope Site, is about one acre and is currently used as a lay down yard by the City. City has reviewed several ideas for the property. Relocating the quonset hut was discussed and conversations have taken place with the Parks Department regarding options for repurposing the quonset hut as well. Staff also met with adjacent property owners.

450 East New England Avenue, also referred to as the Old Library Site, had its own task force to discuss options for the property. One of the most compelling uses for this property has been coordinate use with either the rebuilding or relocating of City Hall; however, there are several considerations including cost and timing. Another concept proposed by community business owners included a community gathering type marketplace. Parking remains a concern at the site.

1129 - 1189 Alabama Drive, also referred to as the Boathouse Properties, is an area of about 15 properties along the canal. The debate is how to best utilize the properties without creating controversy. Board suggested selling to the properties across the street from the properties that do not currently have lake access.

2. Economic Development Metrics Review

Assistant Division Director, Kyle Dudgeon, provided a powerpoint presentation to support the Economic Development metrics discussion. SunRail ridership was discussed and staff pointed out that it is beginning to function as it was intended. Debary, Winter Park, and Sand Lake are the heaviest used locations. Vacancy rates for the Winter Park area are in line with surrounding areas. The numbers for retail and office are looking quite healthy and are down to 2%. CRA successes reviewed included social improvements, capital improvements, and housing. Currently Winter Park has estimated 300 businesses that have been in service for 25 or more years. These businesses were recognized and celebrated through the Salute to Business project implemented by a partnership between the City and the Chamber of Commerce. Staff also discussed the Top 10 Employment sectors, which will assist in providing benchmark data to see where the local growth is taking place. Board stated it would be good to know which sectors have been growing and how they align with available space.

3. Chamber update

Robin Swain, Chamber of Commerce representative, provided an update on events including the transportation summit. The Chamber will have Mayor Demmings present for a speaking engagement Fall 2020. The Chamber considered running a test for the Art Festival with SunRail however it was not economically feasible. Autumn Art Festival is this weekend and a Salute to Business will be celebrated with somewhat of a street party.

The next regularly scheduled meeting will be November 12, 2019.

Motion made by Tara Tedrow, seconded by Wes Naylor, to adjourn the meeting.

There being no further business the meeting adjourned at 9:16 a.m.

EDAB Chairperson

Laura Neudorffer, Board Liaison



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Real Estate Update

Motion | Recommendation

N/A

Background

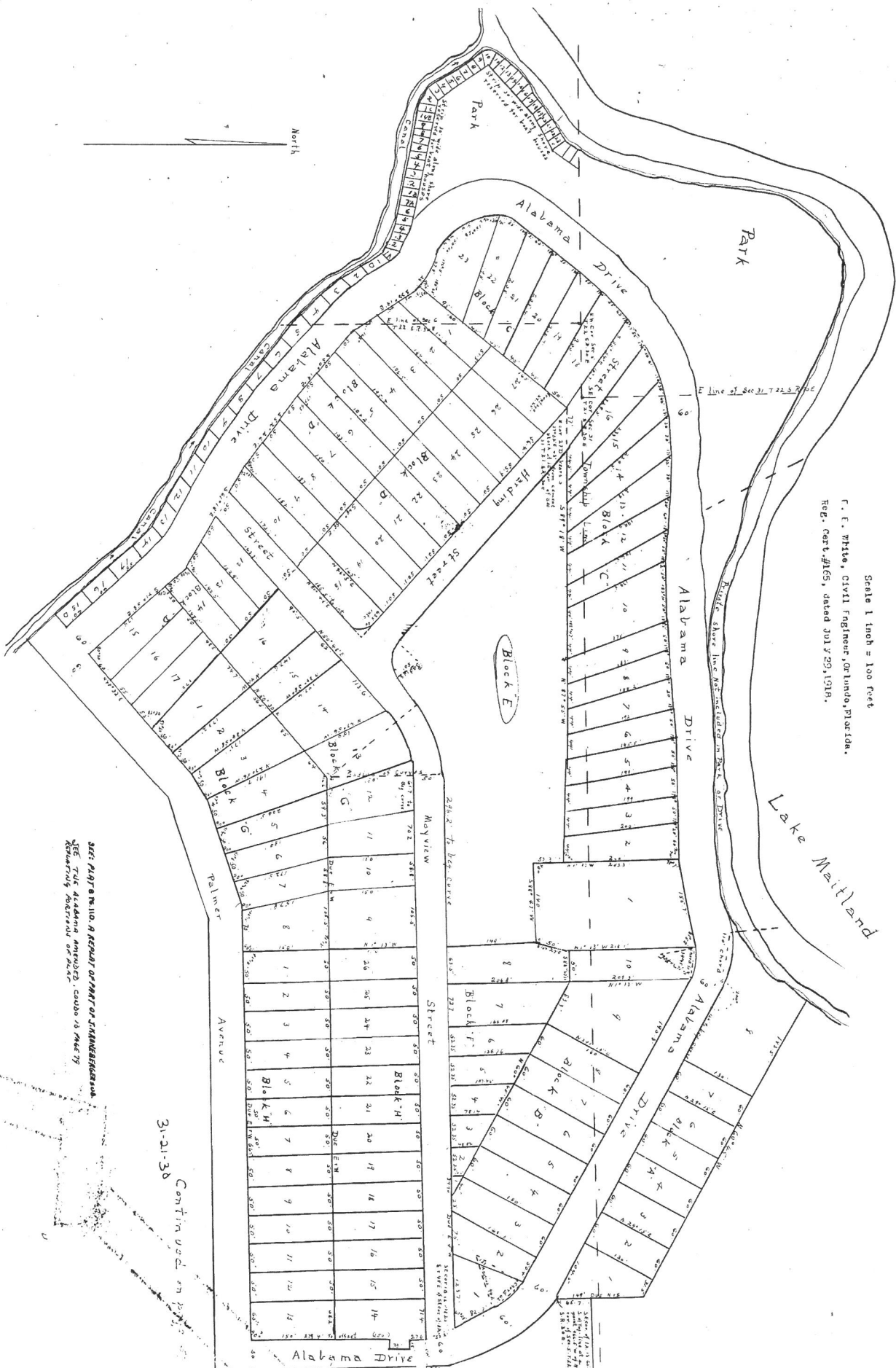
Staff is continuing the discussion on updating the city's real estate asset inventory.



Locate grid by reading across using the first two digits and up using the last two digits.

60-
CLOISTER N. GROVE SUB C 56
Area 11/24/1924..... P.B.T. 782 119.
Plotting Lot 5 Block A

R. E. White, Civil Engineer, Orlando, Florida.
Reg. Cert. #165, dated July 29, 1918.



Continued on page 31-21-3b

SEE: PART 8 TO 110. A REPLY OF INTERESTS AS
SEE THE ACADEMY AMENDED. COULD IS PAGE 79
RELEVANT, POTENTIAL OF PLAN



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Economic Development Plan Outline

Motion | Recommendation

N/A

Background

At the October 8 EDAB meeting, staff presented an update to past and current economic development metrics laying the groundwork for discussion and insight regarding future updates to these metrics and the economic development plan. Staff will review an outline of benchmark items as well as upcoming projects.



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Chamber Update

Motion | Recommendation

N/A

Background

Update to be given by the Chamber of Commerce.