

**COMMUNITY REDEVELOPMENT AGENCY  
WORK SESSION MINUTES  
December 1, 2008**

The meeting of the Community Redevelopment Agency was called to order by Mayor David Strong at 3:30 p.m. in the Commission Chambers, 401 Park Avenue South, Winter Park, Florida.

Members present:

Mayor David Strong  
Commissioner Margie Bridges  
Commissioner Phil Anderson  
Commissioner Beth Dillaha  
Commissioner Karen Diebel  
Orange County Representative Stan Roberts

Also present:

City Manager Randy Knight  
City Attorney Trippe Cheek  
Deputy City Clerk Nancy McLean

New Community Center

CRA Manager Sherry Gutch and Assistant CRA Director Peter Moore gave a power point presentation entitled "Community Center". They spoke about the City of Winter Park demand; bonding capacity, balancing the social versus economic initiatives within the CRA; the impact of the revised CRA financial plan; capital costs, fundraising initiatives, operational costs of the new center; options, with regard to moving forward with the center as it is designed today; Community Center programs; and Community Center parking and parking study findings. Ms. Gutch summarized that this Community Center serves everyone; programs at the new center will be designed around the City as a whole; there is a demand for services and not everyone can afford to join a gym or social club; it provides dedicated spaces for our youth and seniors as well as multipurpose rooms and pool that will draw the entire City; they also have revenue generating opportunities through the pool, multipurpose room and double gym; and this is the CRA's window of opportunity as they get closer to their sunset date their bonding capacity decreases. Ms. Gutch, Mr. Moore and City Manager Knight answered questions.

Ms. Gutch expressed that she would like to know if they are committed to this project to move forward and was willing to take this back to the Advisory Board with regard to the revised financial plan. She recommended that after the Community Center is built that the remainder of the CRA capacity be used for economic initiatives. She also stated that they will bring the bond before the CRA agency in February 2009 and could give an update at that point.

Ms. Gutch spoke about the Community Center acting as a hurricane shelter and if they take Federal and State money they have to open it to anyone in the State, at any time meaning the Community Center will shut down and operate as a shelter. She stated if they wanted to move forward with the shelter it would be an additional \$600,000 to their cost because she would not recommend taking Federal or State money for it.

She commented that Mr. Moore met with a pool program provider and they recommended heating the pool. Commissioner Bridges suggested looking into solar heating. Ms. Gutch commented that there are groups that want to provide services at our pool such as swim lessons, water aerobics, etc.

Commissioner Bridges commented that she is in favor of building the Community Center as it will promote economic development, but also does not want to have tunnel vision regarding this matter. Commissioner Anderson had concerns about spending \$14 million on the Community Center, going into a capital project with almost 30% of the costs not funded, and promoting a project that has to be cut back.

Mayor Strong stated they could not make a decision today and suggested they take this to the Advisory Board. He commented that this will help them with the timeline of when decisions have to be made and how much they will spend. He stated that they need further input from Ms. Gutch and the Advisory Board as to what is most important. He added they can assume this project only if they receive grants or other sources of funding.

Ms. Gutch explained that her board was meeting next week and would schedule a special CRA meeting in January 2009. Commissioner Anderson asked that they investigate the possibility of the CRA extending its boundaries along the right-of-way only on Fairbanks Avenue and not the rest of the property. Ms. Gutch stated that she will work with Representative Roberts on the proposal for the right-of-way on Fairbanks Avenue.

Commissioner Dillaha asked Ms. Gutch to put together the revenue cost of the existing Community Center versus their projections for the new Community Center. Ms. Gutch agreed.

The meeting adjourned at 4:41 p.m.



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Cynthia S. Bonham, City Clerk