

CITY COMMISSION/CRA AGENCY WORK SESSION
May 21, 2018

The work session was called to order by Mayor Steve Leary at 2:00 p.m. in the Commission Chambers, 401 Park Avenue South, Winter Park, Florida.

Members present:

Mayor Steve Leary
Commissioner Greg Seidel
Commissioner Sarah Sprinkel
Commissioner Carolyn Cooper
Orange County Rep. Hal George

Also present:

City Manager Randy Knight
City Clerk Cynthia Bonham
Jim Russell, Pizzuti Solutions
Carlo Burns, Pizzuti Solutions

Library and Events Center Project

Current cost estimates for the library and events center project were provided, including funding requirements and sources for the covered entrance, the raked library auditorium, the lake front amphitheater, and both provisioning for and the total expected cost of the events center rooftop venue if constructed as part of the current project.

City Manager Knight addressed the sources and uses for the Canopy Library and Events center. He summarized the net bond proceeds after issuance costs, reimbursable costs incurred prior to issuance, project earnings on bond proceeds and the add/alternate costs.

Commissioner Weldon stated he believed this to be a necessary meeting as soon as possible because of information in the community that the Commission did not have or was inconsistent with what they had. He stressed the importance that all Commissioners have the same set of numbers which they now have. He also spoke about the other goal of this meeting to review alternatives and to present to the Commission what he viewed as how the numbers can be structured. He wanted to clarify what he believed they agreed on regarding the amphitheater to pay for the engineering and not for the actual amphitheater and would like to see private donations to pay for its actual construction. He spoke about distinguishing the rooftop venue from a funding standpoint and if other Commissioners wanted to fund this now they should share that interest, make their arguments, and vote on it later.

Mayor Leary clarified that the Commission voted on a concept and did not get down to the level of specificity. Commissioner Seidel commented that he is happy using the \$30 million bond to fund the library and events center and the \$3.5 million the library is raising but anything beyond that he was hoping that would be raised through donations and fundraising. He addressed his preference of seeing transportation or parking type improvements be done with CRA funds. He stated he does not want to spend funds on the events center in lieu of the library.

Commissioner Cooper addressed the bond referendum language and that she believed it to be general enough that anything they want to do with the facilities they can comfortably do. She stated the porte cochere is necessary, the rooftop venue should be provided for in the way of the necessary support and engineering and infrastructure, the exterior amphitheater can be deferred but agreed with the designing, and the raked auditorium is critical to the library. She stated she is comfortable using CRA funds for a parking structure because of the rooftop venue enticing a large number of people; and using the \$600,000 for environmental and park improvements.

Commissioner Sprinkel was happy they all had the same numbers but that they have not agreed on what they actually want at the end of this and how it will be paid for. Mayor Leary was thankful they were all on the same page with the cost figures, and that they already agreed with items at the May 14.

Orange County Representative Hal George addressed his position related to the CRA and that they have a shortfall, that some things make sense and this project has the ability to be in the gray area of what the funds can be used for so he wanted to wait and see how many dollars they are looking at. Mayor Leary agreed that discussing CRA funds is premature. Commissioner Seidel spoke about wanting to use the CRA funds for road improvements on 17-92.

Mayor Leary stated that he is comfortable using the additional funds as approved by the citizens, utilizing the extra \$400,000 from the sale of the bowling alley property, and looking at additional funds from the CRA.

Commissioner Sprinkel asked what should be done next to raise the dollars they want to see the community bring forward in a coordinated effort. She commented that this is a City building, not the Library's and that the City needs to be responsible for it. She stated she is in favor of working with others who want naming rights in a coordinated effort but did not agree with making certain individuals responsible for certain fundraising.

Further discussion ensued regarding the add/alternates and the clarification of the vote from the May 14 meeting. Commissioner Seidel addressed that at some point they will get the final numbers that may bring them back in a decision process.

Mr. Russell clarified there will be adjustments to the numbers at the time of the bid process. Mr. Burns stated additional costs will only be incurred with an increase in the scope of work.

Planning Director Dori Stone commented that they will continue to work with the CRA Advisory Board regarding the funding issue and will discuss it at their next CRA Board meeting.

Commissioner Sprinkel asked that the fundraising efforts be brought back in a report to the Commission so they have one picture of the efforts.

The meeting adjourned at 2:50 p.m.



City Clerk Cynthia S. Bonham, MMC