

**COMMUNITY REDEVELOPMENT AGENCY**  
**February 11, 2013**

The meeting of the Community Redevelopment Agency was called to order by Mayor Kenneth Bradley at 2:03 p.m. in the Commission Chambers, 401 Park Avenue South, Winter Park, Florida.

Members present:

Mayor Kenneth Bradley  
Commissioner Steven Leary  
Commissioner Sarah Sprinkel  
Commissioner Carolyn Cooper  
Commissioner Tom McMacken  
Orange County Representative Frank DeToma

Also present:

City Manager Randy Knight  
Deputy City Clerk Michelle Bernstein  
CRA Director Dori Stone  
Assistant CRA Director Peter Moore  
CRA Attorney Anthony Garganese  
Finance Director Wes Hamil

**1. Administrative Items**

**Motion made by Commissioner McMacken to approve the minutes of November 26, 2012; seconded by Commissioner Sprinkel and approved by acclamation with a 6-0 vote.**

**2. Action Items**

A. Notice to Dispose 845 W. New England Avenue - Hannibal Square Community Land Trust

CRA Director Dori Stone provided background regarding the Notice of Intent to Dispose (NOD) of the property located at 845 West New England. She explained that the property was purchased by the CRA and titled to the City in 2006. The Hannibal Square Community Land Trust (HSCLT) was the only agency that expressed interest and submitted a proposal to actively develop affordable housing on this property.

Staff recommends approval of the disposal to HSCLT to develop five single-family homes that meet the affordable housing criteria set out by the City's Comprehensive Plan. Ms. Stone answered questions including the current zoning.

**Motion made by Commissioner McMacken to approve; seconded by Representative DeToma.**

Discussion ensued regarding the sales prices of the homes; and if there is a sufficient need in the current marketplace for affordable housing or has the City satisfied the applicable threshold to date.

Commissioner Leary shared his concerns and mentioned that if they do dispose of this land he would prefer that the funds go back into the CRA account or the general fund account.

Commissioner Cooper mentioned that she is comfortable moving forward since the City has an agreement dating back to 2006 with the HSCLT to fulfill this request.

Denise Weathers, representing the HSCLT, provided background and noted that the City and HSCLT have had a long standing partnership since 2004/2005. She provided clarity regarding home sale price comparisons and how they can vary greatly due to investment/rehab costs or new construction costs. She felt the comparison needs to be 'apples to apples'. She explained that there is a need for workforce affordable housing in the City for first year professors at Rollins/Valencia College or first year resident nurses at Florida Hospital.

Mary Daniels, 650 Canton Avenue, spoke in favor of the request.

Mayor Bradley directed City Manager Knight to provide an overall accounting of how much money has been transferred from the City and the CRA Agency to Habitat for Humanity and the HSCLT and how many homes have been created by those groups.

Commissioner Cooper wanted to see how many single family homes have been lost in transition and if the ratio of single family homes has changed over the years or if we have moved significantly from single family homes to more dense development.

Commissioner Leary wanted to look at the national trends in regards to single family versus multi-family homes.

**Upon a roll call vote, Mayor Bradley and Commissioners Leary, Sprinkel, McMacken, Cooper and Representative DeToma voted yes. The motion carried unanimously with a 6-0 vote.**

B. Budget Reallocation Request

CRA Director Dori Stone explained that on January 31 the CRA Advisory Board voted 5-0 to reallocate \$10,000 toward the E. Welbourne Streetscape and voted 6-0 to reallocate \$3,000 to the Welbourne Avenue Day Nursery.

A few years ago the CRA allocated funds to promote the building of new bus shelters in partnership with Lynx. To date approximately 25 shelters have been completed and according to Lynx there is no short term need for funding from the CRA for new shelters. During the FY 2012-13 budget process and approval, \$6,000 was allocated from bus shelters to support the match for Popcorn Flicks, leaving approximately \$13,000 in available funds.

Ms. Stone explained that staff is proposing to take \$3,000 and restore Welbourne Nursery's grant funding for this fiscal year to \$5,000 (\$2,000 already provided for in approved budget) and provide a \$10,000 match towards a streetscape improvement of E. Welbourne Avenue.

Commission discussion ensued regarding streetscaping, if the CRA Agency is the only source for streetscape funding and the need to look at the entire New England corridor. Ms. Stone answered questions.

**Motion made by Commissioner McMacken to approve as presented; seconded by Commissioner Sprinkel.**

Mary Daniels, 650 Canton Avenue, thanked the Agency in advance for approving this request.

Loretta Ball, 308 W. Welbourne Avenue, thanked the Agency for considering this request.

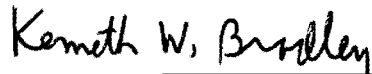
**Upon a roll call vote, Mayor Bradley and Commissioners Leary, Sprinkel, McMacken, Cooper and Representative DeToma voted yes. The motion carried unanimously with a 6-0 vote.**

Mayor Bradley did not want the streetscape conversation to be lost and asked that it be added to the Commission's work plan. Commissioner McMacken requested to add Denning, Fairbanks and 17-92. City Manager Knight acknowledged.

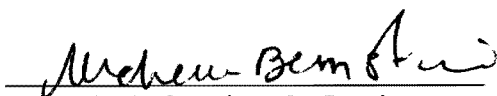
Miscellaneous Items:

1. Assistant CRA Director Peter Moore provided a brief summary on this year's ice skating event. Compared to last year there was a 20% increase in attendance with approximately 17,000 skaters and 25,000 visitors that attended.
2. Prior to the budget season, Mayor Bradley felt that the Commission should have a non-budget conversation about what has been funded over the past few years and the changes that have transpired to date because they may be able to free up some funding that can be used for other services.
3. Ms. Stone mentioned that one outstanding issue to address is establishing a new CRA Strategic Plan since the old one ended in 2007. She advised that staff is prepared to update the plan so that in 15 years when they closeout the CRA they have proper documentation to reference when establishing future goals.

The CRA Agency meeting adjourned at 2:52 p.m.

  
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Chairman Kenneth W. Bradley

ATTEST:

  
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City Clerk Cynthia S. Bonham

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