

COMMUNITY REDEVELOPMENT AGENCY
WORK SESSION
August 14, 2017

The meeting of the Community Redevelopment Agency was called to order by Chairman Steve Leary at 1:30 p.m. in the Commission Chambers, 401 Park Avenue South, Winter Park, Florida.

Members present:

Mayor Steve Leary
Commissioner Greg Seidel
Commissioner Sarah Sprinkel (arrived 1:43)
Commissioner Carolyn Cooper
Commissioner Pete Weldon
Orange County Rep. Hal George

Also present:

City Manager Randy Knight
City Clerk Cynthia Bonham
Planning Director Dori Stone
CRA Manager Kyle Dudgeon

CRA Manager Kyle Dudgeon and Planning Director Dori Stone reviewed direction provided to staff from the February 2017 meeting and provided a review of current/proposed budget items (project funding, program funding and event funding). Each project was discussed as follows:

US Highway 17-92 PD&E

CRA Manager Kyle Dudgeon explained the 2002 PD&E study that required an assessment because of the execution of the Lee Road extension, approval of the mixed-use path on Denning Drive and the location on MetroPlan's long range capital projects list. He addressed improvements to 17-92 which includes the concepts provided as part of the current Capital Improvement Plan (intersections of Fairbanks, Webster and Morse Boulevard). He stated the City's share is about \$2.2-3 million.

Planning Director Dori Stone addressed the entire project dollar amount of about \$11.5 million that includes the entire 17-92 project from Lee Road past Orange Avenue (what FDOT wants to do based on the 2004 PD&E that was done for the City). Staff met with FDOT and provided them our current CIP to include as the City's share of the City's contribution into the PD&E amount. After discussion, it was clarified that \$12 million is still the overall estimated cost for the entire 17-92 plan. Public Works Director Troy Attaway addressed the City's share for the entire project including moving the curb, widening sidewalks (beyond 6'), landscaping, intersection work, etc. Before the next meeting, staff will clarify the coordination of landscaping and the cost.

New York Avenue

CRA Manager Kyle Dudgeon addressed the direction to staff to bring back a design for New York Avenue. A 30% design of the original improvement concept, parking addition methodology, costs and scope by Public Works and GAI was included in the packet. He summarized the budget for Phase I and the direction not to exceed

\$150,000 for the design. He stated the design includes intersection improvements, crosswalks, curb cuts for landscaping as well as contemplating the addition of about 22 parking spaces. He stated the cost estimates now extend the original scope from Morse Boulevard to Canton Avenue and the costs were valued at roughly \$1.8 million and \$2.1 million depending on the general contractor. Phase I funding was committed as part of the FY 16-17 budget at \$762,183. Phase II of the project was slated for the FY 17-18 budget at \$1,000,000. He stated the money for design was taken out of the line item so in addition to the \$1 million the cost is about \$1.61 million. Discussion ensued regarding the bus stops. Mayor Leary and Commissioners Weldon and Seidel expressed his preference not to schedule this project at this time as he believed there are more important needs. Commissioners Sprinkel and Cooper and Rep. Hal George wished to move forward.

Planning Director Dori Stone addressed decorative lighting installation in the CRA that would cost \$576,000 to install and estimated an additional \$9 million for the post office property if the post office will sell the property to the City. This was only a placeholder for discussion purposes. Electric undergrounding was discussed. There was not a previous consensus to take funds out of the CRA for electric undergrounding. After discussing adaptive signalization, staff will ask FDOT as to the status and obtain a legal opinion from our attorney regarding payment out of CRA funds.

MLK Park Improvements

GAI Consultants provided a PowerPoint concerning the master plan. They completed Task 1: the project initiation, site/code investigation and site issues and opportunities. Also completed was Task 2: Programming and public input, focus groups to gather input from the end users of the park, and program development for developing project goals and initiatives based on public, stakeholder and City input. Task 3: Preliminary concept plan is complete. Review included completion of the Parks and Recreation and CRA Advisory Boards. Task 4: Creating the plan: Prepare a first pass of the master plan and present to the public for final comments, prepare final master plan addressing public comments, and to present the final plan to the CRA Agency for formal plan adoption. The GAI team summarized what they desire for the park programming, and a preliminary design. As part of their design they included additional parking spaces, a splash pad, and improving water quality.

Commissioners Weldon and Cooper expressed their preference to invest in this park. Commissioner Sprinkel disagreed with the design at this time because of the need to decide where the fields will go and moving the Rollins field and Lake Island building is premature. She stated they need more time to decide what they want the park to be before allocating funds. Representative Hal George was supportive of doing the park but was not sure this was the correct layout and was not sure about costs. After discussion regarding including the cost for a splash pad, there was a consensus not to include that in the design. Mayor Leary commented about not wanting to invest in more playing fields when some of the ones we currently have are in desperate condition at times during the year. He expressed other

issues he wanted to see move forward and some not to move forward but believed this project should be on hold for a while until they figure out what the library is doing. They should talk about this plan more in-depth in a few months so the plans can be tied in with the library project. There was a general consensus for this.

Parking Strategies/Capital Improvements

Planning Director Dori Stone addressed the remaining nine years of the CRA and the need for the CRA Agency to determine how they to distribute the funds over a nine year capital improvement program. She spoke about evaluating the downtown parking and current parking strategies from New York Avenue to Interlachen Avenue and Fairbanks up to Webster Avenue. She stated they have been meeting with stakeholders, merchants, owners and the community about downtown parking. She stated they have proposed looking at parking strategies that are not capital for next year and proposed in this budget \$100,000 a year for the three years while they look at options. She stated that Kimley Horn will be working on parking strategies. She addressed the parking attendant being the only one in the City and wanted to review how cost effective it is with hiring another parking enforcement officer and to review our parking codes.

Ms. Stone spoke about parking garages and that none of this can happen until the CRA Agency has the final parking strategies from Kimley Horn which they do not currently have. She stated they were trying to be proactive with putting funds aside in case the CRA Agency decides to adopt any of the parking strategies. She spoke about looking at a possible parking decks and parking garages at City Hall, Lot A and the Knowles Parking Area and the cost.

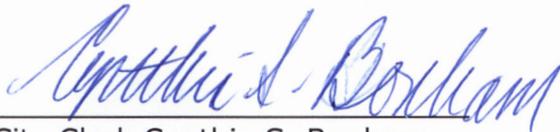
Commissioner Sprinkel stated they need to decide as a board what their goal is before deciding what they are going to do about it. Mayor Leary stated at the next meeting they will be provided by the consultants more information that will help them realize what the issue is and what the parking parameters are. Commissioner Seidel wanted to know the value of a parking space. Commissioner Cooper stated her goal is to deal with the real needs for parking within the downtown. Representative Hal George agreed they need to determine what the need is. Commissioner Weldon addressed the need being premature and that they need to determine this before moving forward. Mayor Leary spoke about the locations being addressed and the challenges with the Knowles parking area. He stated he is interested in a solution on Lot A and did not believe in spending funds with an underground structure before determining the deficit.

Planning Director Stone stated they want to polish up the budget for FY 17-18 and have another work session with the Kimley Horn strategies and findings before adopting the budget.

The CRA Agency meeting adjourned at 3:20 p.m.


Chairman Steve Leary

ATTEST:


City Clerk Cynthia S. Bonham