

COMMUNITY REDEVELOPMENT AGENCY
September 25, 2017

The meeting of the Community Redevelopment Agency was called to order by Chairman Steve Leary at 2:30 p.m. in the Commission Chambers, 401 Park Avenue South, Winter Park, Florida.

Members present:

Mayor Steve Leary
Commissioner Greg Seidel
Commissioner Sarah Sprinkel
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

Approval of May 8 and August 14, 2017 minutes

Motion made by Commissioner Sprinkel to approve the May 8, 2017 and August 14, 2017 minutes; seconded by Commissioner Weldon and carried with a 4-0 vote with Commissioner Cooper being absent for the vote. No public comments were made.

CRA FY18 budget

CRA Manager Kyle Dudgeon summarized the 10 year historical CRA tax base and revenues; CRA 10 year proforma distribution of expenses and overall revenues; revenues to include TIF revenue; investment revenue and miscellaneous revenue; expenditures to include operating costs with staffing and general operating expenses; community initiatives (social and economic nature of the CRA plan); capital maintenance (covers parking garage agreements and Mt. Moriah property); debt service; and capital projects/programs.

Mr. Dudgeon provide a report on the proposed operating costs and the community initiatives support (Community Center programs, Heritage Center operation, Winter Park Playhouse, Welbourne Nursery Program, Popcorn Flicks, and the St. Patrick's Day parade). The proposed budget for the Community Initiatives programs was summarized to include the Summer Youth Enrichment Program, Organizational Support Grant, and support for the Community Initiatives.

Mr. Dudgeon spoke about the proposed budget for capital expenditures (Programs: Housing Rehabilitation Program, Business Façade Program, Driveway Improvement Program, Commercial Sign Replacement Program, and the Residential Paint-Up Program).

The proposed budget for capital expenditures (Projects: New York Streetscape, West Meadow Ice Rink, Qualified Target Industry Program, CRA Enhancement Fund, and Small Scale CRA Projects) was summarized.

Mr. Dudgeon addressed the three rollover projects: Denning Drive (Project begins mid-October), Park Avenue refresh (CRA contributions for Park Avenue/Central Park upgrades), and W. Morse Boulevard-Orlando Avenue/Morse Boulevard intersection improvements.

Commissioner Weldon asked about the start time of the New York Avenue project. Public Works Director Troy Attaway stated this project will probably begin the Summer of 2018. The New York Avenue project was further discussed.

Commissioner Sprinkel expressed her preference to put dollars into street lighting and trees for the CRA. After discussion, she agreed with \$200,000 out of CRA projects to get started. There was a consensus to budget the \$200,000.

The timing of the electric undergrounding was discussed. Commissioner Weldon asked that CRA funds be used for this in the CRA.

Commissioner Cooper expressed her preferences for the budget: Allocate funds to improve the flooding in the area next to MLK Park (Public Works Director Attaway addressed this and the amount of rain that caused standing water that was out of the ordinary and is currently reviewing this to see if they can help that situation in the future); wanted to see funds for trees and benches put into the PD&E in the CIP (postponed); and wanted to set aside funds for the implementation of the parking strategy (whatever is decided). Planning Director Stone stated this is approximately \$70,000 for equipment and a new parking officer. She stated to look at parking codes and based on Kimley Horn's consultant service dollars, she would try and fine tune how much it would be to look at creating a specific parking code for our downtown area and believed it would be about \$35,000 for a placeholder. After discussion, there was a consensus to put \$100,000 in the budget for parking strategies.

Mr. Attaway further addressed the flooding issues during the hurricane. He stated they are going to investigate and model taking the sinkhole and increase their flood detention by about 30%. Mayor Leary stated this could come out of Reserves if there is a need and a solution and to bring this back to them for approval.

Mayor Leary expressed his preference to reduce the Playhouse funding back to \$25,000 because of concerns that the Welbourne Day Nursery is only receiving \$25,000. Commissioner Weldon supported the funding of \$40,000. Commissioner Seidel stated the Playhouse indicated they have been going to both day nurseries to teach the children so this helps them fund that and adds additional funding for the additional show they just had. Mayor Leary stated he wanted to see some parking solutions for the Playhouse. Commissioner Cooper expressed her support because the Playhouse also supports our senior citizens and assumed this request is just for this year. Orange County Representative Hal George also supported their request for the increase because of what they have done for the community.

Mayor Leary summarized the differences with what was presented by staff for the budget to include: \$100,000 for parking strategies and \$200,000 set aside for street lighting and trees for the Westside.

Motion made by Commissioner Sprinkel to approve the budget as presented with the additional two items (\$100,000 for parking strategies and \$200,000 set aside for street lighting and trees for the Westside); seconded by Orange County Rep. Hal George.

The following spoke in favor of increasing the Playhouse budget:

Heather Alexander, Winter Park Playhouse
Gary Brewer, 1250 S. Denning Drive
Gerry Shepp, 917 Camellia Avenue
Julie Zimmerman, 230 Carolina Avenue
Christopher Leavy, 1950 Killarney Drive

Upon a roll call vote on the motion, Mayor Leary; Commissioners Seidel, Sprinkel, Cooper and Weldon; and Orange County Rep. Hal George voted yes. The motion carried unanimously with a 6-0 vote.

The CRA Agency meeting adjourned at 3:30 p.m.



Chairman Steve Leary

ATTEST:



Cynthia S. Bonham

City Clerk Cynthia S. Bonham