

COMMUNITY REDEVELOPMENT AGENCY  
July 9, 2018

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

Members present:

Chairman 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  
Assistant Planning Director Kyle Dudgeon

Lawrence Center Garage

Planning Director Dori Stone commented they are asking the CRA Agency to consider funding a portion of the proposed Lawrence Center parking garage in a partnership with Rollins College. She addressed the three level parking structure proposal that they will hear later this evening as part of the City Commission meeting. They have met with Rollins College and discussed the opportunity to look at making that parking structure either a five or six level in order to provide public parking within that facility. She stated the five level will add approximately 120 additional parking spaces and the six levels would add 180 additional parking spaces. She stated that staff believes this is a partnership that makes sense from both a partnership with a parking structure for public parking as well as the funding aspect. She stated they are to discuss the funding as the CRA and as the City Commission afterwards to discuss process.

Ms. Stone addressed the preliminary estimation of about \$21,000 a space for the parking structure based on a pro forma done by Brasfield and Gorrie. She stated she feels they can work with that from other estimates they have received about downtown parking spaces. She stated they looked at the CRA budget and the options to fund this in cash next year. She commented they will be taking funds from some reserves and unallocated revenue sources in the FY 2019 budget, the sale of 1111 W. Fairbanks Avenue, and the reorientation of the New York Avenue project which frees up funds. She commented that this comes to about \$3.3 million cash on hand for this project. She concluded that this project is a great location for downtown and they have a funding package that works without sacrificing other funding major commitments. She addressed the parking deficit on Park Avenue and that this is a good practical solution.

Questions were asked and discussion ensued regarding the status of the New York Avenue project, the fine tuning of the project that will come back for approval, and the status of previous plans/approvals. Commissioner Sprinkel expressed concerns with not knowing what strategies have already been implemented from previous approvals, but that she does not want to lose this opportunity that could be great one.

Commissioner Cooper spoke about the numerous strategies to be implemented before considering additional parking. She stated she is not sure this is the answer because unless they are having some ownership in the facility in perpetuity they are leasing public spaces in the garage for whatever period of time that is. She preferred adding additional funds to what the CRA already has for this potential project and that any parking structure belongs to the City to be able to control the operations and maintenance of it and be financially solid.

Commissioner Weldon spoke about the advantages of participating with Rollins College and offered suggestions as how to possibly help the parking issues in the City. He commented this gives the City the opportunity to possibly have an agreement to allow the City to sublet the spaces for private use. He concluded that he is in favor of being a partner with Rollins.

Commissioner Seidel mentioned that the City employees could park in this garage that would free up spaces here off of Park Avenue that is not in a parking garage, and should be open to agreements.

Mayor Leary addressed the Kimley Horn study that concluded that it would be years before the City would have to deal with capacity issues, and that study did not reference someone else providing the land and the upfront costs to build a parking garage. He stated he was not sure that adjustment was accounted for in their study. He believed that some type of ownership can be part of the agreement and did not have issues with a five or six story structure because of being within scale with the surrounding buildings. He disagreed with having a parking garage on the current City Hall site because of not knowing what the future will be for the current site. He believed it to be a strategic move for the future and that the City should have certain entitlements to the spaces they are paying for.

**Motion made by Mayor Leary to approve the budget of \$3.3 million for up to six levels, seconded by Commissioner Weldon.**

Commissioner Cooper addressed wanting to see what Rollins needs are before making a decision to partner with them on this parking garage. Commissioner Seidel clarified that the Commission can decide later not to proceed. Commissioner Sprinkel had reservations with having a parking garage at that location.

Attorney Rebecca Wilson, representing Rollins College, introduced their new CFO and others present including their architect and representatives from Brasfield Gorrie. She stated they met with staff and are open to this being an easement so the other spaces are owned by the City, there have been other public/private partnerships with garages that the City may be less than satisfied with that they want to use as a learning experience going forward. She stated they have no issues with paid parking that helps the City cover the maintenance obligation and that this is an opportunity that the City is getting free land and is only discussing the cost to construct. She stated there is already going to be a garage there and this is the opportunity to pay only to enlarge the garage. She stated they would like some direction this evening and that

negotiation of the agreement will detail the issues going forward. She stated they have had to put their design team on hold because it could be a completely different garage. She addressed the height of the proposed garage that Ms. Stone also clarified.

Tony Gray, 1500 Lake Bell Circle, addressed the parking problems downtown and that this is a good opportunity for the City.

Orange County Representative Hal George commented about having some concern with the six levels and wanted further discussion. Mayor Leary clarified this will come back before them with further information. Mr. George stated this could be a good opportunity and that they still have issues needing to be resolved to make this a good opportunity. He agreed with putting this in the budget and trying to work this out but had reservations on the height and wanted to see the agreement.

Commissioner Weldon clarified he also had reservations with the height and was not sure they needed six levels and through the process will be looking at reasons why they need them.

**Upon a roll call vote, Mayor Leary, Orange County Representative George, and Commissioners Seidel and Weldon voted yes. Commissioners Sprinkel and Cooper voted no. The motion carried with a 4-2 vote.**

### **Strategic Prioritization**

Planning Director Dori Stone provided the strategic prioritization list and asked the Commission to review the list and to number the list as to their priorities that will help them look at the capital budget. She stated they can fund these items between now and the time the CRA sunsets but need to know the priority of the projects. Commissioner Weldon wanted to see other projects besides the listed ones. Commissioner Cooper agreed with all projects listed. Commissioner Sprinkel spoke about Orange Avenue and the need for more parking.

Commissioner Seidel asked if anything came out of the DOT meeting held with them regarding signals at the intersections. City Manager Knight stated nothing has come forward yet. Commissioner Seidel stated they looked at getting the traffic management hardware onto certain City signals and may have funding available to determine which ones would be the best to do from a DOT perspective. He spoke about Denning Drive and to have all their signals on the DOT system. There was a consensus to add this to the list.

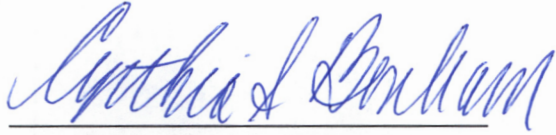
The CRA Agency meeting adjourned at 3:23 p.m.



---

Chairman Steve Leary

ATTEST:



---

City Clerk Cynthia S. Bonham