

COMMUNITY REDEVELOPMENT AGENCY
July 23, 2018

The meeting of the Community Redevelopment Agency was called to order by Chairman Steve Leary at 2:00 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

Also present:

City Manager Randy Knight
City Clerk Cynthia Bonham
Assistant Planning Director Kyle Dudgeon

Absent:

Orange County Rep. Hal George

Approval of agenda

Motion made by Mayor Leary to approve the agenda, seconded by Commissioner Sprinkel and carried with a 5-0 vote.

Approval of minutes

Motion made by Commissioner Sprinkel to approve the minutes of July 9, 2018, seconded by Commissioner Weldon.

Commissioner Seidel announced a minor adjustment to page 3, second paragraph, regarding "DOT looked at getting the traffic management hardware onto certain City signals and had funding available". He asked to change had to may have. The minutes will be changed to reflect this change.

The motion carried with a 5-0 vote (with the change).

CRA Manager Kyle Dudgeon summarized the proposed CRA budget. He addressed the 10 year historical CRA tax base and revenues, the CRA 10 year proforma distribution of expenses and overall revenues, the general overview of revenue growth, capital projects, staff and operations budget, rollover projects (Denning Drive, New York Avenue, Decorative Street Lighting Phase I and Park Avenue refresh), and rollover grant funding (business façade and business sign replacement).

Mr. Dudgeon summarized the capital projects (Lawrence Center garage (\$3,258,151), 17-92 PD&E (\$750,000), Decorative Street Lighting Phase II (\$271,000), CRA Enhancement fund (\$100,000) (parking sensors, bollards pilot), QTI project fund (\$56,000), and the Small Scale CRA Project Fund (\$40,000) (Sunrail, etc.).

Program highlights included the Housing Rehabilitation Program (\$40,000), Summer Youth Employment Program (\$20,000), Driveway Renovation (\$12,000) and Paint Only (\$10,000).

The Social and Event Program highlights included the Community Center Programming (\$48,000), Non-Profit support (\$130,000) (Crealde, Welbourne Day Nursery, Winter Park Playhouse, Organization support grant), Depugh Nursing Home request for annual organizational support (\$20,000), Popcorn Flicks (\$7,000), and the Winter in the Park alternative (\$30,000).

Discussion ensued regarding the decorative street lighting and the installation of different lighting styles. Mayor Leary stressed the importance of continuity throughout the City and that the new lights installed are different from the Sternberg lighting. Public Works Director Troy Attaway addressed the lights that are cost effective, LED, and do a great job of lighting the road. He stated the poles are the same ones made by Sternberg but that the Electric Department has been experimenting with different heads. Mayor Leary asked for further discussion by the Commission regarding the lighting. Commissioner Sprinkel reminded the CRA Agency that this was also done for aesthetic purposes, not only to light the streets.

The ice skating rink was discussed and if another alternative should be considered as per the direction to staff. He summarized the input back from the merchants within the Central Business District and stated the cost for the rink is not included in the proposed budget. He commented they began this about 10 years ago to try and increase foot traffic downtown and that there are several other events downtown during the holiday season that bring people into the City. He proposed a weekend special event on December 7-8 (Winterfest) to help support 'Winter on the Avenue' and a second movie in the park provided by Enzian on December 15. He summarized the proposed allocations for the year and that the revenues meet the expenses that provides a balanced budget.

Commissioner Sprinkel asked about reducing the garage funding and having that much more money to look at. She asked if they can know about the bollards before they go up. Mayor Leary recommended discussing these at the City Commission meetings. She stated the proposed Winterfest sounds like a good idea to replace what was there before.

Commissioner Cooper spoke about the Qualified Targeted Industry line item and that the salary listed is an average salary that includes the CEO. She commented about the need to have a certain number of employees above the average salary as opposed to a high CEO and everyone coming in at a lower level (remove the CEO from the calculation). Mr. Dudgeon stated this is a great discussion for the Economic Development Advisory Board to have.

Commissioner Cooper spoke about the social and event program funding that she agreed with but expressed concerns that the legislature is working hard to keep them from using CRA funds for this.

She asked about the cost of their contribution to a parking garage that is compliant with their comprehensive plan and within our existing code where they can add one level to the Rollins garage that she would support. Planning Manager Jeff Briggs explained the comprehensive plan height map that has a maximum of three stories downtown. He stated they have advertised that portion of the comprehensive plan to allow them to build more stories; if they do not agree to amend the comprehensive plan it would add one level with 60 spaces and 1/3 of the placeholder funds contained in the budget.

Commissioner Weldon addressed the bollards and that he thought they approved the trial period that was in last year's budget and already approved the parking monitoring technology for the Park Place garage that is also in this year's budget. He asked about the \$100,000 being set aside for those type of projects. Mr. Dudgeon explained part of the \$100,000 is for the sensors, bollards and golf course improvements.

Mayor Leary stated he agrees with not having the ice skating rink but was not sure they need to add other events in December so was not in support of the Winterfest. He stated they can discuss the funding for the garage and the number of levels. He asked about using CRA dollars for The Canopy. Mr. Dudgeon commented that was discussed at the advisory board level but with the garage taking precedent they allocated that funding there. He stated as part of the longer term strategic planning applications of the CRA and as part of the strategic list from the last meeting that is on there as an item for consideration and that the CRA needs to advise when the funding needs to be available for those projects. City Manager Knight stated they will be spending money for The Canopy over the next 2 ½ years for that project so from a budget standpoint knowing it will be committed now gets it into the design but does not have to be fully funded until FY 2020. He stated if they do not know if the rooftop venue is going forward by the Fall, it will not be part of the project as it is being built. He stated if it is part of the design they can fund it over the FY2019 and FY2020 budgets. He stated the best scenario is to know which way this will go by the end of this budget cycle in September.

Commissioner Cooper stated she did not realize they had contemplated funding the rooftop out of the CRA funds and was more interested whether or not they could fund the garage because that was being anticipated. Mr. Dudgeon asked that the remainder of the Commission respond to the strategic prioritization list he provided on July 9.

Mayor Leary was in favor of the rooftop venue that he believes is much more in line with the project. Commissioner Weldon stated he has no bias one way or another regarding the garage and he wanted to fully evaluate it before making a decision to trade off current CRA dollars for something else. Regarding the rooftop venue, he did not believe they should be spending CRA dollars on building a venue that was not part of the original approval but hoped that someone would donate the funds for this.

Commissioner Seidel commented about the 17-92 project and the importance of understanding the FDOT's intention for the scope and see if we want to participate or change that. Public Works Director Troy Attaway stated they will be involved once the designer is on board. There was a consensus to bring forward what the initial design looks like.

Commissioner Sprinkel asked how long they can secure funding for into the future. City Manager Knight responded that they can put forth a plan to work towards that a future Commission can change. She stated they have a lot of funding right now that they can look at and secure into the future with a plan that says they are hopeful that anyone serving on the Commission behind them will continue that.

Motion made by Commissioner Seidel to approve the budget as presented, seconded by Commissioner Cooper.

Motion amended by Commissioner Cooper to reduce the line item for the Lawrence Center garage from \$3.2 million to \$1.3 million. Motion failed for a lack of a second.

Motion amended by Commissioner Sprinkel to reduce the line item for the Lawrence Center garage from \$3.2 million to \$2.6 million that would limit it to five stories, seconded by Commissioner Cooper.

Commissioner Weldon explained he still has answers he needs regarding potential and wants more information before deciding on the number of levels. He asked about the Depugh line item that is not included in the presented budget and was unsure of supporting a non-Winter Park operation. Mr. Dudgeon clarified that the \$20,000 is part of the budget.

Motion made by Commissioner Weldon to approve the budget absent the request from Depugh of \$20,000; seconded by Mayor Leary.

The following comments were made:

Rick Baldwin, President, Depugh Nursing Center, stated they are not affiliated with any outside non-profit and asked for approval of the \$20,000 in the budget. Commissioner Weldon apologized for his misunderstanding as to them being part of a Not-For-Project.

Heather Alexander, Winter Park Playhouse, thanked the Commission for their support and for their support again this year.

Gary Brewer, 1250 S. Denning Drive, spoke in support of the Winter Park Playhouse request for funds.

Motion withdrawn by Commissioner Weldon to approve the budget absent the request from Depugh.

Upon a roll call vote on the amendment, Commissioners Seidel, Sprinkel and Cooper voted yes. Mayor Leary and Commissioner Weldon voted no. The motion carried with a 3-2 vote.

Upon a roll call vote on the main motion to approve the budget, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.

The CRA Agency meeting adjourned at 3:14 p.m.



Chairman Steve Leary

ATTEST:



City Clerk Cynthia S. Bonham