



CRA Agency Meeting Minutes

August 12, 2020 at 2:00 p.m.

Virtual Meeting

Present

Mayor Steve Leary
Commissioner Marty Sullivan
Commissioner Sheila DeCiccio
Commissioner Carolyn Cooper
Commissioner Todd Weaver
Hal George

City Manager Randy Knight
City Attorney Kurt Ardaman
City Clerk Rene Cranis

1. Meeting called to order

The meeting was conducted via GoToWebinar. Mayor Leary called the meeting to order at 2:00 p.m.

2. Consent Agenda

- a. Approve the minutes of January 27, 2020
- b. Approve the minutes of April 8, 2020

Motion made by Mayor Leary to approve the Consent Agenda; seconded by Hal George. Motion carried unanimously with a 6-0 vote.

3. Discussion Items

4. Action Items

- a. CRA Budget FY 20-21

Kyle Dudgeon, CRA Manager gave a presentation on revenue and expenses and reviewed the proposed FY 21 budget, current and proposed capital projects, ongoing programs, and non-profit requests for support.

Commissioner Sullivan commented on cash balance reserves and the anticipated balance at the end of the CRA in 2027. He urged caution in the use of reserves. Mr. Moore explained the purpose of maintaining a reserve balance and issues that may affect reserves. Mr. Knight advised that there is a period after termination of the CRA that allows for spending of CRA funds.

Commissioner Cooper asked whether CRA funds can be used to finish the library if Tourist Development Tax grant funds are not received. Mr. Dudgeon stated that the CRA approved \$2 million for parking and landscaping improvements around the library and that he will provide information on the availability of funds for the library.

Mr. Dudgeon responded to questions regarding use of CRA funds for traffic improvements at the north end of Orange Avenue, events to help local businesses, and purchase of property for the expansion of MLK Park and turn lanes at Fairbanks and Denning.

Commissioner DeCiccio spoke in favor of extending the term of the CRA. Mr. Dudgeon explained the process to extend the CRA which take up to one year. Mr. Knight pointed out that the extension must be approved by Orange County.

Commissioner Cooper asked about Affordable Housing Program (AHP) options. Mr. Dudgeon said that he will provide information on programs.

Mr. George provided information on AFP options including Habitat for Humanity or a similar program or for programs at The Plymouth Apartments, which is managed by the Winter Park Housing Authority. He said he would provide a list of their current programs and future needs. Mayor Leary suggested that the Housing Authority make a presentation to the Commission in a future meeting. Mr. Moore pointed out that The Plymouth is outside CRA, but programs could be funded from the Affordable Housing Trust Fund.

Mr. George questioned whether there is merit to moving the Central Park stage improvement project forward from 2024. Mayor Leary said that portions of the park would have to be closed which he feels would adversely impact visitors to the park and as a result, downtown businesses. Commissioner Cooper agreed. Commissioner Sullivan suggested that consideration should be given to the benefits of the improvements to the downtown businesses.

Commissioner Weaver questioned the need for extra parking during the pandemic. He suggested reallocating funds for parking leases to programs that will help businesses. Mr. Moore stated that the parking leases are indefinite, but staff will look into the provisions of the leases.

Mayor Leary addressed the need for a parking garage in and around CBD. He recommended taking the next steps to determine costs for an underground parking garage, either on the city's lot south of Morse Blvd. or the West Meadow, which will retain greenspace but provide parking. Mr. Knight said he received a quote between \$35-\$50,000 to prepare a preliminary parking study and stated that CRA funds could be used for an underground parking study in the CBD. Mayor Leary asked to allocate up to \$50,000 from the CRA to fund an underground parking study in the Central Business District. After discussion, Mr. Knight said he will provide the scope of work for the study for future consideration.

Mayor Leary asked that staff work with Park Avenue merchants and the Chamber of Commerce to develop activities that would draw people to businesses during the pandemic. He suggested that a tent could be installed in the West Meadow for the Farmers' Market and for other activities. He recommended allocating \$500,000 from CRA reserves toward these efforts. Discussion followed on engaging organizations to develop activities as part of a recovery strategy for local businesses and allocation of funds.

Commissioner Cooper said that she supports programs for recovery from the pandemic but feels that support from the appropriate city board should be obtained before funds are allocated and to ensure that the city can meet its obligations to maintain city operations. After discussion, Mayor Leary clarified that his support is to allocate \$500,000, not to authorize expenditures without an approved process and plan.

Mayor Leary commented on the purchase of the post office and said he feels the city will be spending twice the appraised value. He supported FY 21 allocation of \$4.5 million but opposed \$3 Million in next FY 22. Discussion followed on the property value and cost.

There were no public comments.

Motion to approve the budget made by Mayor Leary, seconded by Commissioner Cooper.

Motion made by Mayor Leary to allocate \$500,000 from cash balance reserves for downtown business assistance; seconded by Commissioner DeCiccio. Upon a roll call vote, Mayor Leary and Commissioners Sullivan and DeCiccio and Mr. George voted yes and Commissioners Cooper and Weaver voted no. Motion carried with a 4-2 vote.

Upon a roll call vote on the main motion as amended, Commissioners Sullivan, DeCiccio, Cooper and Weaver and Mr. George voted yes and Mayor Leary voted no. Motion carried with a 5-1 vote.

5. Adjournment

The meeting adjourned at 3:45 p.m.

ATTEST:

Mayor Steve Leary

City Clerk Rene Cranis