

**CITY OF WINTER PARK
COMMUNITY REDEVELOPMENT ADVISORY BOARD**

**Regular Meeting
5:30 p.m.**

**January 31, 2013
City Hall – Commission Chambers**

MINUTES

Chairman Hal George called the meeting to order at 5:30 p.m. in the City Commission Chambers.

BOARD MEMBERS PRESENT: Hal George, Daniel Butts, Susan Lawrence, John Dowd, Alan Thompson, and Max Remer.

BOARD MEMBERS ABSENT: Joe Terranova, and Paul Saint-Pierre

STAFF MEMBERS PRESENT: Dori Stone, Peter Moore

APPROVAL OF MINUTES

Motion made by John Dowd, seconded by Alan Thompson, to approve the 11/13/12 worksession minutes, the 11/15/12 meeting minutes, and the 12/17/12 worksession minutes, of the Board. Motion carried unanimously with a 6-0 vote.

ACTION ITEMS

A. Notice to Dispose Proposals for 845 New England Ave.:

Dori Stone, Economic Development/CRA Director asked the Board if they had any further issue they wished to discuss regarding this action item and reminded them that this project followed the process laid out over the last 9 years; starting with the acquisition of the property for affordable housing, the memorandum of understanding designating this property for the Hannibal Square Community Land Trust (HSCLT), and the notice to dispose process for which the HSCLT was the only applicant.

Motion made by Susan Lawrence, seconded by John Dowd, to recommend that the property be transferred to the HSCLT in accordance with the Notice to Dispose and MOU.

Hal George opened the discussion for public comment. There was no public comment.

Motion passed unanimously with a 6-0 vote.

B. Budget Reallocation Request:

Mr. Moore introduced the item and explained that a few years ago the CRA allocated funds to promote the building of new bus shelters in partnership with Lynx. To-date approximately 25 shelters have been completed throughout the city. Staff has reached out to Lynx and has determined that there is no short term need for funding from the CRA for new shelters. During the FY 2012-13 budget process and approval, \$6,000 was allocated from bus shelters to support the match for Popcorn Flicks leaving approximately \$13,000 in available funds. Staff is proposing to take \$3,000 and restore Welbourne Nursery's grant funding for this fiscal year to \$5,000 (\$2,000 already provided for in approved budget). The remaining \$10,000 will go toward a match to private funding for improvements to E. Welbourne Ave.

Mr. Moore stated that in March of 2012, at the request of the owners of the restaurant Cocina 214, the Morse Genius Foundation, the Edyth Bush Foundation, and Battaglia Group, staff met to discuss the possibilities of making a street improvement to E. Welbourne Ave. from Park to Knowles. Staff explained that this project was not currently being contemplated and that funding for new streetscapes was extremely limited and not available

for new projects. Representatives of the organizations asked staff to see what a potential streetscape would cost and then determine if some sort of assessment could be split amongst the parties to complete the work.

Public Works designed a streetscape plan that included undergrounding the electric lines, installing decorative lighting with flower pots, replacing the sidewalks, adding landscaping, and contemplating street bricking verses resurfacing with asphalt. Public Works indicated that there was money allocated to resurface the road anyway so that they would be willing to cover the expense of that work or provide the city's anticipated cost as a credit toward street bricking. Additionally Public Works also agreed to cover approximately \$11,000 in sidewalk replacement as many of the panels are in need of replacement. The cost of improving the street under the asphalt scenario is approximately \$30,000 whereas the cost with bricking is approximately \$60,000. Due to limited funds staff is suggesting treating the improvement like a business façade improvement and complete the project through partnership with the CRA contributing \$10,000 to either scenario and allowing the property owners to contribute the remainder.

The Board asked for clarification regarding the source of funds and Mr. Moore explained that they would not be using reserves, as it has not been the practice of the Board to use reserves, but cancelling funds set aside for bus shelters to fund these two items. Mr. Moore explained that representatives of the property owners and tenant on Welbourne where here to speak on the item.

Ms. Lambrine Macejewski, owner of Cocina 214 urged the board to consider allocating the additional \$15,000 to cover the cost of bricking the street verses resurfacing with asphalt. She cited their community involvement, employment of 55 persons, the need for safety, and desire to make Welbourne look like the rest of the downtown as reasons to consider the upgrade.

Mr. Dick Strauss, with the Morse Genius Foundation also urged the Board to consider spending the extra money to do the bricking.

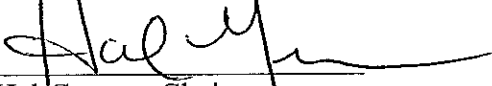
Daniel Butts explained some of the history of his company's involvement in the discussions and recused himself as a voting member due to his conflict of representing a property owner that would benefit from the streetscape being completed.

The Board discussed the timing of the project and whether a delay could allow more funds to become available after the new TIF revenue estimates are received the end of May. The Board discussed their willingness to review this item again if, and when, the budget figures come in positive for next year.

Motion made by Alan Thompson, seconded by Max Remer, to approve reallocating \$10,000 from the bus shelter account to the E. Welbourne Streetscape project. Motion carried unanimously with a 5-0 vote, with Mr. Daniel Butts recusing himself.

Motion made by John Dowd, seconded by Alan Thompson, to approve reallocating \$3,000 from the bus shelter account to the Welbourne Ave. Day Nursery. Motion carried unanimously with a 6-0 vote.

There was no further business. Meeting adjourned at 5:58 p.m.


Hal George, Chairman