

COMMUNITY REDEVELOPMENT AGENCY
May 12, 2014

The meeting of the Community Redevelopment Agency was called to order by Mayor Kenneth Bradley at 2:31 p.m. in the Commission Chambers, 401 Park Avenue South, Winter Park, Florida.

Members present:

Mayor Kenneth Bradley
Commissioner Steven Leary
Commissioner Sarah Sprinkel
Commissioner Carolyn Cooper
Commissioner Tom McMacken
Orange County Representative Frank DeToma

Also present:

City Manager Randy Knight
Deputy City Clerk Michelle Bernstein
CRA Director Dori Stone
CRA Manager David Buchheit
CRA Attorney Larry Brown

1. Administrative Items

Motion made by Representative DeToma to approve the minutes of August 26, 2013; seconded by Commissioner McMacken and approved by acclamation with a 6-0 vote.

2. Action Items

A. Time extension of the CRA

RESOLUTION NO. 0015-14: A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF WINTER PARK, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; APPROVING AN UPDATE TO THE REDEVELOPMENT PLAN OF THE WINTER PARK COMMUNITY REDEVELOPMENT AGENCY, CONTINGENT UPON APPROVAL OF A TIME EXTENSION BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS, CONSISTENT WITH SECTIONS 163.361 AND 163.362, FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE.

City Manager Randy Knight explained that the City was approached by Rollins College and a local resident that owns a minor league baseball team about the possibility of building a joint-use stadium and relocating the team to Winter Park. The City contracted a consultant to perform an economic impact of approximately \$6 million to the community.

On February 24, 2014 the Commission authorized staff to move forward with exploration of that opportunity to see if a location can be found and a deal can be reached that would make sense for the community. Staff has negotiated a tentative deal to jointly build the stadium at the current Alford Stadium/Harper Shepherd Field site owned by Rollins College.

City Manager Knight noted that there are four major components of the capital funding and each has its own approval process and timeframe. One of those components, an approximate \$5 million CRA Bond issue, requires an extension of

the life of the CRA by five years. In order to stay on track to meet the August target decision date, the City needs to ask the County for that extension now.

City Manager Knight explained that an extension requires approval by the CRA Agency and the City Commission. The extension request would then be presented to the Orange County Board of County Commissioners for consideration. If approved by the County, said extension would only happen if the stadium is ultimately approved and constructed. If the stadium is not approved by the City or any of the other partners or if any of the funding sources do not come to fruition and the stadium cannot be built, the extension of the CRA would not happen.

City Manager Knight provided a brief summarization of the project, the amenities and the potential funding sources including the new market tax credit program, how it works and the incentives.

CRA Director Dori Stone addressed questions related to the overall benefits to Winter Park residents, economic development opportunities, potential revenues, debt service, baseball season schedule, and parking garage maintenance costs. Upon questioning, City Manager Knight provided an estimated timeframe for the entire process.

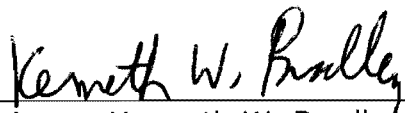
Motion made by Mayor Bradley to approve the request to extend the CRA to Orange County based on the Resolution presented; seconded by Commissioner Sprinkel.

Joe Terranova, 151 N. Virginia Avenue, spoke in favor of the resolution.

Donna Colado, 327 Beloit Avenue, asked if the resolution would need to also be approved by the Commission. City Manager Knight said yes.

Upon a roll call vote, Mayor Bradley and Commissioners Leary, Sprinkel, and McMacken and Representative DeToma voted yes. Commissioner Cooper voted no. The motion carried with a 5-1 vote.

The CRA Agency meeting adjourned at 3:11 p.m.


Chairman Kenneth W. Bradley

ATTEST:



City Clerk Cynthia S. Bonham