

**COMMUNITY REDEVELOPMENT AGENCY**  
**October 24, 2016**

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

Members present:

Mayor 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  
CRA Attorney Kurt Ardaman  
CRA Manager Kyle Dudgeon

**Approval of minutes**

**Motion made by Commissioner Weldon to approve the September 26, 2016 CRA Agency minutes; seconded by Orange County Representative Hal George and carried unanimously.**

**Action Items**

a. Review of New York Avenue Project

CRA Manager Kyle Dudgeon summarized the background of the project. Commissioner Weldon explained his reasons for holding off on this project. He spoke about other opportunities in the future for CRA funding to include the commitment for Denning Drive for this fiscal year as well as the Morse/17-92 intersection at Lakeside Crossings. He stated the New York streetscape project should be paused so they can let things evolve and let staff evaluate a few projects that they agree should be evaluated in more detail that are not currently on the list.

Planning Director Dori Stone spoke about undergrounding always being a conversation and that the New York streetscape has also been a conversation that goes back to the 2015 work session and has been discussed at least three times in the last year. She stated New York Avenue is the last street in their CBD grid that has not had work done on it. She asked if the price tag is high to let staff know what they want to spend and think it is valued at so staff can see what they can do. She stated the opportunity to do New York Avenue adds economic value and the ability to have a nicer street for those businesses to redevelop on.

She stated she believes that New York Avenue is a great project to continue to do but did not know if this can be done at the same time as undergrounding because of the numbers with the undergrounding estimates. She stated staff believes New York Avenue is worth doing a design and to come back with a final estimate.

Commissioner Weldon stated he does not object to this conclusion but is a question in his mind of timing and is not prepared today to vote on a decision to spend CRA dollars. He addressed the funding for the contemplated library/events center parking garage but is apparent if they do not have the cash on hand to commit those dollars they will not be able to use the CRA dollars because they will not be able to commit dollars from the CRA after the city has authorized funding for the parking structure from general obligation bonds. He stated it makes sense to fully evaluate that possibility alone and that it justifies pausing the New York Avenue streetscape project so they can fully evaluate it. He stated the same applies to the electric undergrounding within the CRA.

Upon questioning by Commissioner Seidel, Ms. Stone addressed the project not having a design completed and have only had preliminary estimates from GAI when they looked at the scope of the project and is budgeted for FY 2016-2017. She stated they have not spent any funds on this and switched priorities over when they provided the \$1 million to go ahead and help the City purchase the bowling alley property so this was pushed back a year but would have done this last year if they had the funds. Commissioner Seidel stated it is reasonable to complete the design so the decisions can be made as to whether to fund the entire project, part of the project or to wait.

Commissioner Sprinkel addressed her preference to move forward and see this project through because it is in the core of Winter Park and needs to happen next.

Orange County Representative Hal George spoke about this being an important project and needs to move forward with the design phase so they better understand what needs to be done and what dollars they are talking about.

Commissioner Cooper addressed her previous concern with the project because of a lack of a design definition and the sketches she saw did not answer any functional problems she sees with New York Avenue with right-of-way, turn lane issues or bus bays at SunRail. She addressed her support with moving forward with the design phase to make her more comfortable with supporting this and then wanted to have a strategic planning session to identify projects.

**Motion made by Commissioner Seidel to approve moving forward with the design and the budget of \$180,000; seconded by Commissioner Sprinkel.** There was a consensus that staff investigates improvements that involve right-of-way with our partners and to discuss this with the property owners surrounding the intersection of Fairbanks and New York Avenue.

Joe Terranova, 151 N. Virginia Avenue spoke in support of moving forward with having a plan in place. No other public comments were made.

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



b. Undergrounding within the CRA boundaries

Public Works/Electric Director Troy Attaway summarized the timing of the projects. He provided a map of the electric undergrounding projects (attached) and explained the completed streets, the ones remaining, and the funding needed for each project.

Mayor Leary commented that the City has a responsibility and has already committed to doing this but disagreed with taking CRA funds because these funds could be allocated for other projects. Commissioner Cooper spoke about this expediting and enhancing the CRA. Commissioner Weldon commented about his desire to fully vet all the opportunities and alternatives and discuss them before all the funds are gone. Mayor Leary stated this specific project has funding allocated. Commissioner Seidel asked that the advisory board investigate this further with staff and reach out to determine what the community is interested in and to bring this back to the CRA Agency. Orange County Representative Hal George agreed with vetting the alternatives but did not support taking CRA funds for undergrounding.

After further comments, there was a consensus that this go back to the advisory board to gain some more perspective on reprioritizing.

**NEW BUSINESS**

Commissioner Cooper asked to schedule a strategic planning session only for the CRA. Planning Director Dori Stone commented that staff checks in with the CRA Advisory Board on a regular basis and on their September 22 meeting staff asked them to have a brainstorming session (the list was provided in the packet with ideas and options). This list will be used during the strategic planning session and can provide the CRA Advisory Board direction. There was a consensus to hold the session with staff in January 2017 and to then provide those findings to the CRA Advisory Board.

City Manager Knight spoke about the SunRail funding approved by the CRA Agency for Saturday service and that they are not running it every Saturday as they were told when they approved that expenditure. He stated he has held the check and have contacted DOT. He explained they are running Saturday service on November 5 and have not scheduled any other Saturdays at this point and that DOT is now saying this was only for special events that have not been identified. There was a consensus to hold off on providing the funding until something more concrete is provided.

Planning Director Stone announced the next meeting of November 28 where the Denning Drive final design will be discussed.

The CRA Agency meeting adjourned at 3:13 p.m.



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Chairman Steve Leary

ATTEST:



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City Clerk Cynthia S. Bonham