

COMMUNITY REDEVELOPMENT AGENCY
WORK SESSION
January 23, 2017

The work session 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:

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 Manager Kyle Dudgeon

CRA Agency Strategic Planning Session

Planning Director Dori Stone provided a list of CRA projects as determined by the CRA Advisory Board at their September 22, 2016 meeting and provided to the CRA Agency at their October 24 meeting. The project list is based on the CRA plan and cost feasibility. Ms. Stone provided funding options that included unallocated revenue of about \$127,000 for the 2016-2017 fiscal year and the 5 year Capital Improvement Plan and pro forma that outlines a model in which the CRA may expect to accrue an additional \$21 million throughout the remaining life of the CRA.

The discussion list included a parking garage (value estimate of \$5,000,000 could change based on location/available space), network fiber undergrounding, field turf for MLK Park, electric undergrounding, post office purchase, 17-92 improvements, Central Park Children's Park, splash pad upgrades at Shady Park, roundabout at Orange Avenue and Denning Drive, West Meadow improvements, downtown smart parking program, Morse Boulevard improvements, decorative lighting, sidewalk standardizations, sustainability initiative, and ADA improvements.

Commissioner Weldon spoke about three items on the list that he would like more study: 1) Ask the post office what their price would be to buy the land today, lease it back to them for a time certain and receive payments for the determined number of years; 2) Study further to improve parking in the downtown (whether a parking garage or another solution and to determine a location and fees (if any)); and 3) electric undergrounding but together with a network fiber infrastructure.

Commissioner Sprinkel expressed her preference of: 1) electric undergrounding (with fiber along with decorative lighting); 2) Act on the post office when it becomes available (if and when) because she believed they have done all that can be done at this time; 3) Allocate maintenance monies for sidewalks and ADA improvements. She was not in agreement with building a parking garage.

Commissioner Seidel expressed his priorities of: 1) electric undergrounding; and 2) traffic improvements on 17-92. Discussion ensued regarding 17-92 improvements funded by FDOT.

Commissioner Cooper listed her projects: 1) Obtaining the post office property; 2) Expedite electric undergrounding with network fiber; 3) Using CRA funds to reduce the debt for the library and participate in that parking garage (and also parking on south end of MLK Park if using old bowling alley property to enhance the parking for sports fields); 4) 17-92 improvements; 5) Investing money in parking but not parking garages in the CBD; and 6) funds to replant tree canopy in CRA.

Hal George stated that most items on the list are worth reviewing. He agreed with: 1) Sidewalks; 2) ADA improvements; 3) electric undergrounding, 4) Help with the parking situation downtown (parking garage not necessarily directly downtown); and 5) 17-92 improvements. He spoke about reviewing the post office property and see how they can gain control over it (depending on the cost).

Mayor Leary stated the electric undergrounding should not be done with CRA dollars, but laying a conduit for dark fiber next to it would benefit the CRA. He addressed the need to improve MLK Park with field turf as well as other fields in the City. Regarding the post office, he believed the City would eventually obtain that property. He expressed the need for more parking for the downtown and the possibility of underground parking structures.

After comments were made, there was a consensus to further study the following:

Parking garage and other parking alternatives (Commissioner Cooper disagreed for the CBD). Staff will provide parking alternatives with a cost.

Dark fiber undergrounding (need dollar value) – Determine what portion is the CRA.

Field turf for MLK Park – Look at the cost for that.

Electric undergrounding – Staff to provide cost for rest of CRA distribution lines.

Post office property - Staff will determine the status.

17-92 improvements (requires partnership with FDOT) – Will get the status with their PD&E study.

Splash pad upgrades at Shady Park – Put with maintenance.

Downtown Smart Parking Program – Will be folded under their discussion with their new transportation consultant.

Decorative lighting (light poles and replacement to LED's) – Come up with a decorative lighting plan (to be done only with undergrounding).

Sustainability initiatives – Bring back to them to be included as part of a maintenance/enhancement fund as well as ADA issue.

Planning Director Stone spoke about scheduling another CRA Agency meeting February 27 where they will bring back Denning Drive and try to bring back some cost and time estimates from items this evening.

The CRA Agency meeting adjourned at 3:20 p.m.


Chairman Steve Leary

ATTEST:


City Clerk Cynthia S. Bonham