



CRA Agency Meeting Minutes

January 27, 2020 at 2:00 p.m.

City Hall, Commission Chambers
401 S. Park Avenue | Winter Park, Florida

Present

Mayor Steve Leary
Commissioner Greg Seidel
Commissioner Sarah Sprinkel
Commissioner Carolyn Cooper
Commissioner Todd Weaver
Hal George

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

Meeting called to order

Mayor Steve Leary called the meeting of the CRA Agency to order at 2:08 p.m.

1. Minutes Approval

- a. Minutes of July 22, 2019

Motion made by Commissioner Sprinkel to approve the minutes of July 22, 2019; seconded by Mr. George. Motion carried unanimously.

2. Consent Agenda

- a. Florida Department of Transportation: Local Funding Agreement for increased design of lighting and landscaping as part of the Orlando Avenue (U.S. 17-92) project; \$179,934.
- b. City of Winter Park CRA: Allocation of funding to Winter Park for enhancements to the Library/Event Center project; \$750,000 (Pulled by Commissioner Cooper)

Motion made by Commissioner Sprinkel to approve Consent Agenda Item 2a; seconded by Mayor Leary. There were no public comments. Motion carried unanimously.

In response to questions by Commissioner Cooper, Assistant Division Director CRA/Economic Development Kyle Dudgeon, stated that the CRA Plan Addendum from 1999 identified several improvements to MLK Park in terms of stormwater, parking, trees, signage, plantings, lake and lake edge improvements, which can be addressed as part of the GMP for the Library and Events Center.

Mr. George asked for confirmation that these funds will go only toward MLK Park improvements which could stand on their own with or without the Library. Mr. Knight stated yes; however, additional parking would not be needed if it were not for the Library and Events Center. Mayor Leary stated this is justified given the parameters of the CRA.

Motion made by Commissioner Sprinkel to approve Consent Agenda Item 2b; seconded by Mayor Leary. There were no public comments. Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weaver and Mr. George voted yes. Motion carried unanimously with a 6-0 vote.

3. Discussion Items

a. CRA Capital Improvement Discussion

Mr. Dudgeon reviewed the 10-year proforma and gave an update on proposed projects that have been identified with estimated costs but have not been allocated to a future year. He listed the projects that the CRA Advisory Board felt could be completed in a single year including downtown enhancements (Central Park stage/public restrooms), Community Center/Shady Park/Splash Pad area, Hannibal Square design guidelines, and transportation studies which would be dependent on the proposed Orange County additional one cent sales tax.

Commissioner Cooper suggested that staff work jointly on Hannibal Square design guidelines using data and public input received as part of the Orange Avenue Overlay on street design.

Upon questioning, Mr. Dudgeon stated there are many ways to implement design guidelines including incentive projects, rebates, or a partial or complete streetscape project but the first step is to identify the gaps. Mayor Leary stated he would like to encourage rather than mandate it. Commissioner Cooper opposed providing incentives that would increase intensity beyond what the community is comfortable with.

Commissioner Weaver asked whether the CRA Advisory Board had discussed transportation projects and defined small-scale capital projects. Division Director of Office of Management and Budget Peter Moore stated the Board wanted to look at a roundabout on Orange Avenue and a potential shuttle route on Morse Boulevard. Discussion ensued on current transportation projects, target dates and identifying future projects.

Mr. Dudgeon identified the top three multi-year projects with future funding needs which includes the Post Office property acquisition, MLK Park improvements, and parking improvements. He explained that staff is working with a consultant to prioritize the MLK Park improvements which will be brought back to the CRA Agency for review. Mayor Leary asked that parking capacity improvements not be site specific to City Hall and be removed.

Commissioner Cooper stated that with the CRA in its last seven years, the Agency has a fiduciary responsibility to develop a plan for allocation through the life of the CRA. She suggested that each Agency member create and prioritize a project list.

Commissioner Weaver asked for clarification on the projected cost for purchase of the Post Office. Mr. Knight advised that there is more than \$2 million in the Parks Acquisition Fund to apply toward the anticipated cost of \$8.5 million.

Commissioner Cooper identified the parking garage at MLK Park, the Memorandum of Understanding (MOU) with FDOT, and the purchase of the Post Office as immediate commitments that need to be addressed. She expressed her concern with having unallocated CRA funds.

Commissioner Sprinkel spoke in favor of allocating funds but reserving a portion of each year's projected revenue.

Commissioner Weaver pointed out that the CRA is a specific area and because the Library services the entire city, he has reservations on funding the Library project with CRA funds.

Mr. George agreed with Commissioner Sprinkel regarding a reserve balance and with Commissioner Cooper that funds need to be allocated. He said he is not comfortable allocating funding when firm costs are unknown, specifically the cost to purchase the post office property. He feels the property would be ideal for the city to purchase at some number, but it may not be ideal at another number.

Commissioner Cooper suggested identifying projects of interest and then asking staff to prepare allocations and provide additional details as they become concrete. She stated her project list includes the purchase of the post office within 3 years with the \$100,000 allocated in FY 2020 to initiate the purchase; allocate funds to purchase the land in FY 2021, and allocate funds for the construction of retail facilities in FY 2022.

In response to questions by Commissioner Seidel, Mr. Moore stated the CRA ends in 2027 and as a result bonding over a short-term is not useful. Mr. Knight stated the city could advance the money from another fund and get reimbursed from CRA funds.

Mayor Leary suggested identifying projects and then have staff prepare allocation and funding years.

Commissioner Cooper identified the following projects.

- Library enhancements, \$750,000
- Orlando Avenue (U.S. 17-92) lighting and tree design, \$180,000 (approved as part of consent agenda); Installing and buying lights and trees, \$1 million in future years
- MLK Park improvements - \$3 million
- Parking garage in the Central Business District, with square footage for retail liner (possible location of retail component of the post office) - \$8 million
- Central Park stage without a public restroom
- Parallel streets
- Minority business program
- Center Street design

Mr. George identified affordable housing at a minimum of \$100,000 and MLK Park improvements.

Commissioner Seidel addressed the Library/Event Center parking options presented by Mr. Knight in a prior meeting, specifically Option #3 which eliminates the southern-most parking area (Area C). He said he feels further study is needed on the parking issues around MLK Park and opportunities to provide parking in the area whether it is on city property or off site. The results of the study could then be presented to the CRA to consider for funding in the next few months.

Mr. Knight provided an update on communication with area property owners for shared or leased parking in addition to the current lease of almost 400 parking spaces in the evening

and on weekends. Discussion followed on parking needs and opportunities around MLK Park, businesses and the library and events center, and costs associated with providing parking.

Commissioner Seidel suggested highest priority is parking around MLK Park.

Commissioner Sprinkel identified her preferred projects as beautification, New York Avenue lights and playing fields although there may not be property within the CRA.

After discussion, the following project list was approved by consensus with funds to be allocated in future fiscal years:

- Affordable housing, \$200,000 annually
- Parking around MLK Park, \$4 million
- Purchase of Post Office property, \$7.5 million, (including \$1 million for retail component)
- Downtown parking garage, \$8 million
- Reserve miscellaneous of 20% to be allocated each year.
- Central Park stage, \$500k
- MLK Park improvements, \$3 million

Nancy Shutts, 200 Brandywine Avenue, commended the Agency on the decisions made as it will enhance community.

Marty Sullivan, 901 Georgia Avenue, suggested installation of bus stop amenities such as seating and covers. He spoke in opposition to using additional taxpayer funds beyond the bond referendum toward the library and events center.

Ron Ellman, 1707 Demetree Drive, spoke in support of the purchase of post office property and expansion of Central Park.

Peter Gottfried, 1841 Carollee Lane, urged caution in spending CRA funds which should be used to improve the economic livelihood of the area. He spoke in support of funding for affordable housing.

Cathy Richey, 1048 S. Kentucky Avenue, expressed her support of the purchase of post office property and use of CRA funds to expand Central Park.

Kim Allen, 1800 W. Fawsett, provided a history of establishment of Central Park. She spoke on the total cost of library and events center which she recalls was supposed to be covered by the bonds. She expressed her displeasure with the increased cost over the original project budget.

Susan Finnegan, 75 Palmer Avenue spoke in favor of purchase of post office to expand Central Park and in favor of library and events center which she feels will be world-class.

In response to comments by Commissioner Seidel, Mr. Knight stated the total CRA funding for the library and events center is \$2.1 million, with \$1.3 previously approved and an additional \$750,000 approved in this meeting.

Consensus was to schedule a CRA Agency meeting to address future year funding allocations. Commissioner Cooper stated the terms from the Post Office expire today and a decision is needed today in order to move forward with negotiations.

Motion made by Commissioner Cooper to allocate funding for the purchase of the post office property before negotiations are initiated; seconded by Commissioner Weaver.

Mayor Leary stated that this was not on the agenda and a large allocation should be on the agenda as advance notice to the public. Attorney Ardaman advised that it is not a legal requirement to post matters on the agenda and then consider items not on agenda.

Mr. Knight advised that the Letter of Intent (LOI) which includes approval of \$25k deposit and \$50k cost deposit to the Post Office is on the Commission agenda. He stated it would strengthen the city's position to state that money has been allocated.

Mr. Moore stated that money has been allocated but not the funding year.

Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weaver, and Mr. George voted yes. Motion carried unanimously with a 6-0 vote.

The meeting adjourned at 3:42 p.m.

Mayor Steve Leary

ATTEST:

City Clerk Rene Cranis, CMC