

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

**Work Session  
12:00 pm**

**May 8, 2014  
Commission Chambers**

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**MINUTES**

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Chairman, Hal George, called the meeting to order at 12:11 pm.

**BOARD MEMBERS PRESENT:** Hal George, John Dowd, Joe Terranova, Daniel Butts

**BOARD MEMBERS ABSENT:** Susan Lawrence, Alan Thompson, and Paul St. Pierre

**STAFF MEMBERS PRESENT:** Randy Knight, Dori Stone, David Buchheit, Laura Neudorffer, Craig O'Neil

**INFORMATIONAL ITEMS:**

**Item A: Time Extension of the CRA:**

Dori Stone, Planning/CRA Director, informed the Board that David Buchheit, CRA Manager, & herself have paperwork that they must complete for Orange County that will most likely come before the board at the May 22, 2014 meeting.

Randy Knight, City Manager, stated the City may have a deal in concept with all of the funding partners but although they are rounding first base they are a long way from home and there are several items that need to fall into place before this can happen. A packet was provided to each of the board members for review that included the breakdown of the funding needed to bring the project to completion. CRA is maxed out in its ability to secure additional bonds so in order to do the deal we would need a 5 year extension of the CRA slated to end in 2027 which would take it to 2032. It would be interest only thought 2027 and the last 5 years would be principal payments.

Rollins would be putting up the land and would be contributing cash as well, the MiLB and CRA will contribute cash and the CRA will be bonding an additional \$5M. Mrs. Stone pointed out if any one of the funding sources does not come through the deal cannot move forward. They are each an integral part of the puzzle and without all of the pieces the process will not work. Without Minor League Baseball there will not be an extension.

Other points made by Mr. Knight included:

- If extension is granted, the CRA will be able to do many other items as well because there will be additional funds to work with
- Operating and Maintenance costs will be negotiated between Rollins and the MiLB team
- The City can use the stadium when it is not in use by the MiLB team or Rollins.
- MiLB is the tenant of the facility and Rollins is their landlord
- The City would only be an investor but we would gain a parking garage out of it as well.
- The City & CRA would be responsible for \$5.9M
- If a Major League Baseball team wanted to come into this region in the future they would have to buy out the MiLB team
- There is an option to charge for daily parking in the garage using a kiosk system in lieu of staffing with a live person and there is also an option to sell parking spaces to surrounding merchants to assist them in meeting their parking requirement needs
- Harper Shepherd field is the site of choice at this time
- The parking garage would be constructed where the current parking lot for the field is located

- Per City code, there is potential for a 480 space parking garage
- The parking garage could/would be opened up to parking for the surrounding businesses

Mrs. Stone pointed out that parking was considered as blight within the City so this project also falls into the 1994 CRA Plan and the 1999 extension of the CRA. It is very consistent with the CRA Plan. She also pointed out the extension would allow the CRA to continue the several programs that they manage and fund at this time.

Meeting adjourned at 1:00 p.m.

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Chairperson, Hal George

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CRA Coordinator/Board Liaison, Laura Neudorffer