



Community Redevelopment Advisory Board Minutes

June 27, 2019 at 12:00 pm.

Chapman Room
401 S. Park Ave. | Winter Park, Florida

Present

Teri Gagliano, Javier Omana, Jeff Stephens, Woody Woodall, Mike Emerson, John Caron

Absent

Alex Trauger, Lambrine Macejewski

Meeting called to order

Approval of minutes

Motion made by Mike Emerson, seconded by Jeff Stephens, to approve the April 25, 2019 minutes. Motion passes 6-0.

Subhead

New Business Items:

1. ITEM A: FY2019-2020 Budget

Assistant Division Director, Kyle Dudgeon, presented the board with the FY2019-2020 budget and reviewed line items with the use of a presentation showing CRA expenditures and revenues. He discussed CRA trends, TIF revenue and how they affect opportunities available to the CRA. Our goal as a CRA is to stay consistent with what our stated mission is.

Mr. Dudgeon reviewed budget highlights starting with the FY19 CRA expenditures. He stated that staffing and operation support within the CRA were consistent and remain under 10%. He reviewed Grant support and capital maintenance explaining that grant maintenance allowed for opportunities for home renovation and business façade and organizational support. Capital maintenance is a high-level term used to describe projects like parking garage partnerships and support, debt service bonds for the community center and refinance bonds. Mr. Dudgeon stated that 2/3 of FY19 expenditures is still going to capital programs and projects which allows for the CRA to fulfill its mission by inducing new money back into the district.

Chair Javier Omana asked Mr. Dudgeon how CoWP compared to other cities in Florida. Mr. Dudgeon stated that CoWP tries to stay consistent with its mission and explained that each CRA has its own

criteria for expenditures. Peter Moore offered to look at other cities of similar size in the state to provide a comparison report for the Board.

Mr. Dudgeon continued to review budget highlights as follows:

17-92 PD&E Project - Mr. Dudgeon stated that this project has the largest portion of the budget due to the CRA's continued commitment to 17-92 updates on Orlando Avenue. He provided slides/renderings showing improvements from 2015-2016, which included improvements to intersections, mast arms, overhead electric utility and sidewalk improvements. Improvements not shown in the presentation included improvements at the intersections of 17-92 and Webster Avenue and 17-92 and Morse Boulevard. He stated that the CRA is in year two of a three year commitment to the 17-92 project which is included as part of the capital improvement plan. The total amount is approximately 1.7 million dollars.

Mr. Dudgeon reviewed an amendment to the Memorandum of Understanding between CoWP and DOT. He stated that the amendment allows for additional improvement opportunities for the City including decorative lighting throughout the corridor, landscape enhancements and mast arm improvements for Orange and Minnesota Avenues. Costs for decorative lighting is approximately 1.2 million dollars. Landscaping enhancement costs were not finalized at the time of this meeting. There was discussion amongst board members and Staff regarding the bidding process for decorative lighting.

Downtown Enhancement Program - Mr. Dudgeon stated that as discussed in previous meetings, this program allows opportunities to enhance the original CRA area including Central Park. He provided images of streetlights in need of paint and other repairs. There are 75 light posts within the immediate Park Avenue area that need to be refreshed. Discussion followed regarding paint and coating used on the posts. In addition, trashcans and recycle bins downtown are in need of repair and/or replacement to provide a consistent look within the district. Mr. Dudgeon discussed a request from the Parks Dept. for support in attaining an updated Central Park irrigation system. Staff is in support of making those improvements.

Central Stage Park Area - Mr. Dudgeon moved to discuss issues related to the Martin Luther King Jr. park area. He explained that a number of improvements were needed such as, paint improvements, sound and lighting issues, functional problems with special events, tears in the canopy, potential ADA issues and limited outlet functionality. In addition, users of the stage have limited space for staging and storage. Mr. Dudgeon explained that when researching potential improvements, it was discovered that documentation available states that the stage area was installed in the early 1980s. Staff noted that the only significant improvement made to the area was after the 2004 hurricanes

when the canopy was repaired, but is now starting to show wear and tear again. Slides were provided to show areas that need improvements.

Mr. Dudgeon went on to discuss the documents that Staff uses a guide for making park improvements. He reviewed the 2002 Central Park Master Plan which states that the concert state area “provide a permanent and not heavy” park concert pavilion with a traditionally designed, primarily metal structure, possible with partial masonry on back wall for acoustical sound projection. The pavilion structure should not block the views to the state from the east, south and west and should not overwhelm the lawn, maintaining the same scale or smaller than the 1984 stage.” Additionally, the plan talks about changing rooms and other structures not be added nearby where performers are using tents. Mr. Dudgeon then reviewed Ordinance 2327 of the 2002 Master Plan as it refers to Central Park and the construction of office/commercial use on city owned lands in or adjacent to Central Park and the 2009 Parks Master Plan which is in full support of CRA funding including electrical, sound and lighting upgrades and structural appearance enhancements.

In depth ensued discussion regarding the thought processes, context used in creating the master plans as they were broadly written as well as development sensitivities surrounding Central Park. Additionally, there was heavy conversation surrounding public restroom improvements/additions as well as expanding the number bus shelters for the downtown area. Staff asked the Board for direction on presenting these issues to the City Commission.

Harper Streetscape and South Area Improvements - Mr. Dudgeon stated the CRA Plan discusses opportunities for improvement in the Martin Luther King Jr. park area. The plan acknowledges that parking may be an additional need to respond to event demands. The City has had an opportunity to explore streetscape opportunities for surface parking options for the Harper Street area. The first option includes 24 parallel parking spaces on Harper Street and the second option includes an area of improvement with 36 additional parking spaces at the south area of the park. Mr. Dudgeon stated that these options provide an opportunity for Staff to fulfill the CRA Plan, between the two options, there is an opportunity to an additional 60 parking spaces to the park area.

West Comstock Parking - Mr. Dudgeon discussed the possibility of adding additional perpendicular parking spaces on West Comstock. He stated that the parking spaces would correspond with the existing parking lot on the north side of Comstock Avenue. The costs for 65 perpendicular parking spaces would be approximately \$150,000. Staff answered questions related to parking needs for the area.

The Board heard public comment from:

Butch Margraf, he addressed the Board and expressed his support of the City providing bus shelters throughout Winter park for residents using public transportation.

Nancy Shutts, 2010 Brandywine Drive, stated that she would like to be a voice for the Board to the City Commission in support of budget improvements discussed during the meeting.

Motion made by Teri Gagliano, seconded by Mike Emerson, to approve the budget as presented by staff. Motion passes 6-0.

ADJOURNMENT:

Next meeting scheduled for July 25, 2019 at 12:00 pm.

There being no further business to discuss, the meeting adjourned at 1:00 pm.

Chairman, Javier Omana.

Board Liaison, Laura Halsey