

CITY COMMISSION WORK SESSION
March 18, 2013

The work session was called to order by Mayor Kenneth Bradley 4:01 p.m. in the Commission Chambers, 401 Park Avenue South, Winter Park, Florida.

Members present:

Mayor Kenneth Bradley
Commissioner Steven Leary
Commissioner Sarah Sprinkel
Commissioner Carolyn Cooper
Commissioner Tom McMacken

Also present:

City Manager Randy Knight
City Clerk Cynthia Bonham
Deputy City Clerk Michelle Bernstein
City Attorney Larry Brown
CRA Director Dori Stone
CRA Manager David Buchheit
Planning Director Jeff Briggs

Others present:

Ken Artin, Bryant Miller Olive Law Firm
Mike Thiessen, The Madison Group

This meeting was a work session with no public input.

Ravaudage Community Development District (CDD) Discussion

The purpose of this meeting was for the Commissioners to discuss the proposed Ravaudage Community Development District (CDD).

Prior to the start of the meeting, CRA Manager David Buchheit distributed a revised version of the interlocal agreement. Attorney Brown advised that "Section 7.04 Districts Assessments" is the only item that was added by his office which deals with the baseball stadium property.

City Manager Knight explained that there are three components relative to today's discussion: the Ravaudage CDD application, the interlocal agreement pertaining to the financial aspects and the proposed baseball stadium site within Ravaudage.

CDD Application

Jan Carpenter of the Latham, Shuker, Eden & Beaudine Law Firm, spoke on behalf of the applicant Benjamin Partners. She introduced the project team and provided a brief summary regarding the request.

Bret Sealy, representing MBS Capital Markets, provided a PowerPoint presentation (attached) which covered the following items: What is a Community Development District (CDD)?; Summary of major legislative policies and Intent of Chapter 190; What can the CDD do; What the CDD cannot do; What are the CDD's reporting requirements; Protections for the City; Benefits of the CDD to the City; CDD's enhance planned community development; Benefits to the property owners and residents living in the CDD; Disclosure of the CDD to prospective buyers; How will

the CDD be established; CDD financing and Long term bonds. Mr. Sealy and Ms. Carpenter answered questions.

Interlocal Agreement

City Manager Knight provided detailed information regarding the financial aspects of the interlocal agreement and the revenue sharing components being proposed by the applicant (see attached). The term of the agreement being proposed is 40 years but it also says that the revenue sharing is only during the time that we have debt service. There are several factors regarding the refinancing of the debt, the number of years cannot be extended, the amount of annual payments cannot be increased and the payments going to the district would have to be reduced.

City Manager Knight noted that there are three tax revenue sharing components that are still being negotiated: the communications services tax, the utility tax related to natural gas/liquefied petroleum gas and the garbage waste franchise fee. He addressed the Commission's concerns regarding the revenue sharing, the cost for city services and the cumulative impact with cost sharing. It was noted that the primary costs required to extend city services will mostly be related to police and maintenance of public rights-of-way (roads, stormwater pipes, etc.).

City Manager Knight disagreed that the CDD is contingent upon the interlocal agreement. He said the Commission could approve the CDD and not approve the interlocal agreement being proposed by the applicant; or they could modify the interlocal agreement before approving it since it is negotiable.

Baseball Stadium

City Manager Knight provided a brief overview. He explained that the City was approached several months ago about bringing in a minor league baseball team to Winter Park in connection with Rollins College so it would be a joint shared stadium. Initially the thought was to build the stadium at the existing Harper Shepherd Field site, however several alternative sites were looked at and it is staff's belief that Ravaudage is the best fit for meeting all of the ancillary functions.

The current deal being discussed with applicant Dan Bellows, is that he and his partners would deliver to Rollins (through the association) 1.5 acres of property at Ravaudage and deliver to the City approximately 6.5 acres total for the construction of a baseball stadium and practice field suitable to bring in minor league baseball (roughly a 2,500 seat stadium initially with the ability to expand to a 4,000-5,000 seat stadium).

In exchange, the applicant asked the City to assist with the following: \$1.5 million worth of infrastructure on the Ravaudage site to accommodate 60 luxury townhomes, for the City to transfer ownership of the Blake Yard property, transfer ownership of a 15 foot wide strip of land next to the Heritage Center, and the

inclusion of a reverter clause in the contract. The applicant has agreed to charge for parking within the Ravaudage development and will limit the charge to a certain amount on game days (the current request is no more than \$4.00 for game day parking). It was also noted that the project will also be subject to the PUF (Public User Fee).

City Manager Knight stated that as proposed the City would own the land, Rollins would own the stadium and the minor league team would lease the use of the stadium from Rollins. He also clarified that Rollins and the minor league team would be putting up the money to build the stadium.

Mike Thiessen, representing The Madison Group, provided background information regarding the proposed baseball stadium site and the pros and cons associated with creating a multi-sport use stadium. He advised that their firm is looking at other potential sites as well as Ravaudage. He provided a brief summary including the construction timeframe period, the expected revenues generated from local spending and the various job opportunities that will be created. Mr. Thiessen answered questions which included proposed traffic impacts. Planning Director Briggs answered planning/zoning related questions.

City Manager Knight provided the proposed timeline:

- March 19 - Economic Development Advisory Board to discuss this item
- March 25 - First reading of the CDD ordinance
 - Ravaudage Interlocal Agreement discussion (list on agenda as non-action item)
- April 8 - Second reading of the CDD ordinance
 - Consideration of the interlocal agreement and the baseball stadium site

The Commission was directed to send their questions to City Manager Knight and he would distribute the response to the entire Commission. Staff was directed to provide their input and recommendation including alternative locations for a baseball stadium within the City, the pros/cons associated with each location and the success rate with a CRA vs. CDD. The request was acknowledged.

The meeting adjourned at 6:10 p.m.



City Clerk Cynthia S. Bonham