



Community Redevelopment Agency Regular Meeting Minutes

August 23, 2023, at 2:00 p.m.

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

Present

Mayor Phil Anderson, Commissioners Marty Sullivan (Virtual), Sheila DeCiccio, Kris Cruzada, and Todd Weaver; Orange County Representative Hal George; City Manager Randy Knight; Assistant City Manager Michelle del Valle; Division Manager of OMB Peter Moore; Assistant Division Director Economic Development/CRA Kyle Dudgeon; and Deputy City Clerk Kim Breland.

1) Called to Order

Mayor Anderson called the meeting to order at 2:01 p.m.

2) Public Comments (for items not on the agenda)

3) Consent Agenda

- a. Approve the minutes of January 11, 2023.

Motion made by Hal George to approve the minutes of January 11, 2023; seconded by Commissioner Cruzada. Motion carried unanimously with at 6-0 vote.

- b. CRA Agency meeting dates FY2024

Motion made by Commissioner DeCiccio to approve the schedule; seconded by Mayor Anderson. Motion carried unanimously with 6-0 vote.

4) Action Items

- a. FY23-24 budget

Assistant Division Director Economic Development/CRA Kyle Dudgeon reviewed past and anticipated CRA growth rate expenditures. He gave an overview of the FY 24 budget including programs, capital project initiatives, and current projects being rolled over. He reported allocation of funding to affordable housing, business façade program, summer youth employment and other programs and non-profit support.

Mr. Dudgeon gave an update on the expansion/extension of the CRA stressing the importance of aligning initiatives with Orange County, i.e housing, transportation, safety, infrastructure and resiliency. Staff is continuing discussions with Orange County and will move through negotiations telling the CRA story that showcases past projects and future plans, i.e. Orange Avenue and 17-92, Lee Road or Fairbanks.

Mayor Anderson spoke about ongoing communication with the city's Orange County Commissioner to ensure support. He asked that staff distribute the county's definition of housing in order to become more familiar on how to align with the county and get approval for the extension, hopefully by March of 2024.

Mayor Anderson addressed support for community initiatives, of which \$350k is allocated to the library to provide Sunday operating hours (Scenario One). Mr. Dudgeon stated the full allocation to community initiatives includes \$60k for Community Center programming and \$527k in non-profit support including \$350k for the Library. Mayor Anderson suggested providing more detail on use of funds committed to non-profits. Mr. Dudgeon advised that the city requires mid and year-end year reporting and programming elements could be required.

Commissioner DeCiccio said library programming will be enhanced by having Sunday operating hours allowing additional use of equipment, technology and resources.

Mayor Anderson noted that the city's 5/25 Capital Plan has \$5m allocated for MLK park stormwater improvements and asked whether \$5m should be allocated in the CRA budget as well which would require reallocation of CRA funds. He derived the \$5m figure from the five-year funding gap, but \$5m may not be the correct amount.

Commissioner Sullivan agreed and said significant funds will be needed after infrastructure studies are complete. He believes \$3m should be sufficient to fund improvements to those areas that experienced the worst flooding.

Discussion returned to library funding. Commissioner Sullivan provided figures on level of funding and library fundraising efforts. He said he feels the city has not received adequate budget details on how funds are spent and will only support an increase in funding if those details are provided.

Library Executive Director Melissa Schneider said monthly visitors are (13k per month), which has seen a significant increase, using technology to count foot traffic and are actually underreporting the number of visitors. She said there are no good to close the library because it directly impacts the different populations they serve. She spoke about impact to working parents and students if the library closed earlier during the week and the complex staff scheduling. She provided additional information on increase in visits by CRA residents and cardholders and program participation.

Mr. George asked for clarification about the \$350k contribution. Mr. Dudgeon stated that the \$350k is from the CRA fund with additional support from the city's funds. He spoke about extension/expansion of the CRA and stressed the importance to Orange on clear categorization budget line items.

Commissioner Cruzada asked about the impact if the CRA is not extended and how to raise additional funds. Mr. Dudgeon explained that if the CRA ends in 2027, state statute

requires remaining funds to be placed in the city's general fund which could continue to provide funding. Discussion followed on the impact of the sunseting of the CRA and programs supported by CRA funds.

Mr. Knight said he sent the line item budget to the Commission. Commissioner Sullivan asked about revenue from non-resident cardholders. Mrs. Schneider clarified some non-resident cardholders are a result of reciprocal agreements with Orange County and Maitland Library, for which each library receives state funding. She will send more details on cardholder data.

Motion made by Mayor Anderson to approve the 10 year pro forma that includes \$350k for the library; seconded by Mr. George.

Discussion was held on funding for stormwater infrastructure improvements. Mayor Anderson suggested reallocating \$5m for MLK basin from the Post Office Purchase thereby reducing the Post Office allocation to \$2m. He noted that if the CRA extension is not approved, there are options to finance the purchase without a referendum since it would be used for parkland.

Mr. Knight stated that stormwater improvements are not designed so it is unknown what improvements can be made for \$5m, but it is for projects within the CRA. Mayor Anderson suggesting allocating the \$5m over three years: \$1.5m in FY 24 and 25 and \$2m in FY 26 since projects are not designed are not likely to start for at least a year. He feels allocating funds will increase the city's credibility to Orange County and presumes an extension of the CRA.

Commissioner Weaver spoke about the parameters to purchase the post office and is reluctant to remove that allocation. He spoke in detail about stormwater management for Hannibal Square basin, function and flow. Discussion followed on flooding issues and potential solutions.

Mr. Ramdatt said three studies are underway covering the entire city. basins on the west side. Staff has established interim measures for monitoring water levels after afternoon thunderstorms. Observed standing water or flooding issues will be studied and interim repairs made.

Motion made by Mayor Anderson to amend the motion to move \$5m from the Post Office Purchase item to Infrastructure Improvements allocating \$1.5m in FY24 and FY25 and \$m in FY26. With a footnote that the commission will have options to borrow the funds or sell the old library; seconded by Commissioner DeCiccio.

Motion made by Commissioner Weaver to move \$2m from the Post Office Purchase item to (stormwater) Infrastructure Improvements in FY25 with the hope there will be sufficient funding within the year; seconded by Commissioner

Sullivan. There were no public comments. **Upon a roll call vote, Mr. George, Commissioners Sullivan, and Weaver voted yes and Commissioners DeCiccio and Cruzada and Mayor Anderson voted no. Motion failed with a 3-3 vote.**

Upon a roll call vote on motion to reallocate \$5m from the post office purchase to infrastructure improvements, Mr. George, Commissioners Sullivan, DeCiccio and Cruzada and Mayor Anderson voted yes and Commissioner Weaver voted no. Motion carried with a 5-1 vote.

Upon a roll call vote on the main motion (approving the budget with the incorporation of \$350k for the library) as amended, Mr. George, Commissioners DeCiccio and Cruzada and Mayor Anderson voted yes. Commissioners Sullivan and Weaver voted no. Motion carried with a 4-2 vote.

5) **Staff Updates**

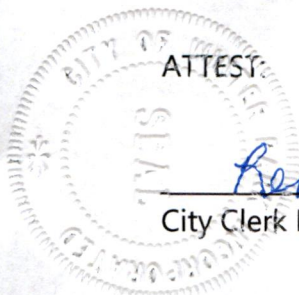
6) **Board Comments**

7) **Adjournment**

The meeting adjourned at 3:13 p.m.



Mayor Phillip M. Anderson


ATTEST:


City Clerk Rene Cranis