Community Redevelopment Advisory Board Regular Meeting Minutes

February 22, 2024 at 5:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Maria Bryant, Jay Trent, Lindsay Eriksson, and Carlos Benitez.

Absent

Matthew Downs, Anjali Vaya, Sherwin Sargeant.

Staff Present

Assistant Division Director of Economic Development and CRA Kyle Dudgeon, CRA Coordinator Anne Sallee, and Deputy City Clerk Kim Breland.

1. Call to Order

Chair Bryant called the meeting to order at 5:36 p.m.

a. CRA Annual Report Board Photo

A photo of the board will be included in the annual CRA Report. effort to acknowledge the members for their time and hard work with the decision process on projects throughout the year.

2. Consent Agenda

a. Approve the minutes of January 25, 2024

Motion made by Maria Bryant to approve the regular meeting minutes of January 25, 204, seconded by Lindsay Ericsson. Motion carried unanimously with a 4-0 vote.

3. Public Comments (for items not on the agenda):

4. Action Items

a. CRA Plan Modification & Update

Assistant Division Director of Economic Development/CRA Kyle Dudgeon thanked the board and consultants for their work in this process. He spoke about the timeline and Staff is requesting approval to continue the process and introduced John Jones and Tom Koehler of GAI Consultants who prepared the CRA Plan. Mr. Jones presented maps showing the existing CRA and proposed expansion areas: Fairbanks Avenue, Lee Road, and 17-92/Orange Avenue areas and outlined the basis for the inclusion of the Fairbanks Avenue area. He showed a map of the new CRA boundary and said the CRA increases by 760 acres with the inclusion of the Fairbanks Corridor.

Mr. Jones explained qualifying number of slum and blight conditions present to be considered for inclusion in the CRA. However, after lengthy discussions with Orange

County, it was determined that the Fairbanks Avenue corridor was the corridor that was, or the expansion area that was most in need of redevelopment, attention. It had the most conditions of slum and blight present.

Mr. Jones reviewed stakeholder and community engagement efforts and defined the redevelopment focus areas for affordable housing, environmental sustainability and transportation safety. He spoke about CRA Plan Elements identified that address the day-to-day operations of the CRA and items that may not have been directly mentioned in the redevelopment focus areas. These elements address, administration, housing, community development and culture, economic development, public space amenities, public health and safety and also the regulatory environment.

Mr. Jones outlined potential projects, proposed costs and timing and provided anticipated tax increment financing (TIF) revenue projections over the next 10 years. He reviewed the CRA Plan adoption schedule and noted adoption of the ordinance by the City Commission is scheduled for March 27th followed by adoption by Orange County and Orlando City Commission in April/May.

In response to questions, Mr. Jones explained the projects identified derive from the city's Transportation and Public Works Master Plans and public engagement meetings. Projects but are not limited to just those projects. He clarified that Lee Road was not included as part of the expansion area and explained the TIF process. Discussion followed on the decision by Orange County to include Fairbanks Avenue, but not Lee Road for expansion.

The board stressed the importance of making sure residents in the Hannibal Square area are included in this process. Mr. Dudgeon spoke about funding allocated for projects and programs for the area through the existing CRA and discussion followed.

The board heard public comment from:

Ruben Paige, 840 Carver Street, Winter Park, FL. Mr. Paige spoke about the need for residents to additional assistance for home repairs and flooding issues as well. He feels the city should find ways to improve the quality of living on west side to raise it to the same standard as the east side of Winter Park.

Discussion followed on existing grant programs offered through the CRA for home improvements. Mr. Dudgeon will discuss available grants with Mr. Paige.

Motion made by Maria Bryant, to approve CRA extension/expansion; seconded by Carlos Benitez. Motion carried unanimously with a 4-0 vote.

b. MLK Playground Scope of Services

Mr. Dudgeon said this items is part of the CRA budge and approved by the Community Redevelopment Agency in August 2023. The Commission has directed that the scope of requests are reviewed by the appropriate Advisory Board, which is In this case CRAB, as the project is being funded by the CRA. The scope of services for this project provides for a refinement of schematic design for the new version of the Martin Luther King (MLK) playground concept, design development, construction, quality assurance, quality control day to day management and community engagement. In addition, scope will be

presented to the Parks and Recreation Advisory Board in March. Staff is seeking approval to move forward with the scope as presented.

Motion made by Maria Bryant, to approve the scope as presented; seconded by Lindsay Eriksson. Motion carried unanimously with a 4-0 vote.

c. Downtown Gateway Scope of Services

Mr. Dudgeon said the scope of services for the Downtown Gateway Project was approved by the Community Development Agency in August 2023. He reviewed the project scope and said design development, fabrication including installation are going to be very important as the project is for management of traffic (MOT). In response to questions, Mr. Dudgeon identified the gateway entry locations for the project, including in the scope Fairbanks Avenue/Park Avenue and Park Avenue/Webster Avenue.

Public Comment: Ruben Paige, 840 Carver Street. Winter Park, FL. asked if there were any plans to represent the historic aspect of the west side of the city.

Chair Bryant responded that initiatives to include historic features on the west side include the new MLK Park design and the area of Shady Park called The Founders that includes historic statues. The signage for the statues is being enhanced to include history. She said additional efforts will be considered. Mr. Paige suggested a plaque be placed on the west side that reads, "Historic Hannibal Square".

Martha Bryant Hall commended the board for approving the gateway project. She noted that lights are being placed under The Founders' names with history in Shady Park.

Motion made by Maria Bryant to approve the scope of services as presented, seconded by Lindsay Eriksson. Motion carried with a 4-0 vote.

5. Non-Action Items

6. Staff Updates

Denning Drive improvements: Staff is working on the Denning/Fairbanks project, once complete improvements will begin on the north side at Denning/Webster.

7. Board Comments

8. Upcoming Agenda Items

9. Adjournment

The meeting adjourned at 6:40 p.m.

The minutes were approved by the board June 27, 2024

Respectfully,
Kim Breland
Recording Secretary