



Community Redevelopment Advisory Board Regular Meeting

Agenda

August 22, 2024 @ 5:30 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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please note

Times are projected and subject to change.

-
- 1. Call to Order**
 - 2. Consent Agenda**
 - a. Approve the minutes of July 25, 2024 1 minute
 - 3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
 - 4. Action Items**
 - 5. Non-Action Items**
 - a. Capital Improvement Project List 40 minutes
 - 6. Staff Updates**
 - a. Project Updates 5 minutes
 - 7. Board Comments**
 - 8. Upcoming Agenda Items**
 - 9. Adjournment**



Community Redevelopment Advisory Board

agenda item 2.a

item type

Consent Agenda

meeting date

August 22, 2024

prepared by**approved by****subject**

Approve the minutes of July 25, 2024

motion | recommendation**background****alternatives | other considerations****fiscal impact****attachments**

1. CRAB-mins-2024-07-25 DRAFT_1



Community Redevelopment Advisory Board Regular Meeting Minutes

July 25, 2024 at 5:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Carlos Benitez, Jay Trent, Michael Perelman, Pragasen Ramiah

Absent

Lindsay Eriksson, Chauvet Paige, Sherwin Sargeant

Staff Present

Assistant Director of Economic Development and CRA Kyle Dudgeon, CRA Coordinator Anne Sallee

1. Call to Order

Carlos Benitez called the meeting to order at 5:33 p.m.

2. Consent Agenda

- a. Approve the minutes of June 27, 2024

Motion made by Mr. Perelman to approve the minutes, seconded by Mr. Trent. Motion carried unanimously with a 4-0 vote.

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

4. Action Items

- a. FY24-25 Budget

Mr. Dudgeon presented the budget to the CRA agency the previous day and received supporting comments. Mr. Dudgeon presented a series of slides and explanations of each slide. The first slide explained Tax Increment Financing or CRA.

- Tax Increment is the difference between your base revenue and what increase is produced over subsequent years. The graph demonstrates where the funding comes from as a body and how that appreciates over time. The benefit of reinvesting will drive up the increment further based on new valuations.

- CRA TIF Growth Rate History - Seventy (70)% of the CRA district is commercially based and there is a lag time of 12 to 18 months when it comes to collecting increment.
- FY 24-25 CRA expenditures pie graph – Divided into Staffing, Operations, Community Initiatives, Capital Maintenance, Debt Service and the largest piece of the pie, 57% Capital Investments.
- Proposed Budget Highlights – Mr. Dudgeon clarified this is the 6th year we will be rebating dollars back to Orange County as part of the CRA agreement. This upcoming year will rebate \$1.4M. Highlighted project and program spending is approximately \$6.1M. Staffing and operations were kept under 10% of total budget. The funding supports 17 proposed projects, programs and support initiatives.
- CRA Rollover Major Project Rollover Highlights - The dollar amounts of the projects can be rolled over. USPS Site Acquisition, MLK Enhancement project, CRA Stormwater Improvement, 17/92 Streetscape, West Meadow Public Facility. The board discussed the current and future allocation of the Post Office. Mr. Dudgeon advised that the CIP and CRAB can do budget amendments mid-year should the Agency consider a change.
- Miscellaneous Enhancements slide was displayed showing current projects. Staff has looked at a Knowles parking lot improvement project. Pictures were displayed showing the current lot. A demolition plan and new design was included in the agenda packet to be pursued next summer.
- CRA Program Highlights were discussed, Affordable housing, Business Facade Program, Summer Youth Employment Program, Residential Driveway & Paint program, Condensate Drainage program.
- Community Development Program Highlights slide listed the community partners, community center programming and community support.

Mr. Trent suggested if there was applicability between the proposed learning garden at MLK park and similar efforts with community gardens. Mr. Dudgeon will bring information to the next meeting after evaluating time management, number of volunteers and speaking with the Sustainability team. Ms. Sallee advised there are currently three community gardens in Winter Park, one in Mead and two in the west Winter Park neighborhood. The one at the community center is underutilized. Mr. Benitez suggested partnering with 4Roots.

Mr. Benitez asked for an update on the Winter Park playhouse funding. Mr. Dudgeon advised CRA dollars are used for operational support to expand education and programming.

Mr. Perelman voiced his concern on the \$7M post office acquisition and the \$7M parking structure. He asked the board to think about if they really want to hold onto big projects with a lot of money attached to them for a long period. Mr Benitez stated that the City Manager has asked Orange County to come back with a substantive answer on

the extension. Mr. Dudgeon explained that \$7M is allocated for the post office, and the CRA agency may agree to reallocate. The parking structure \$7M is not allocated until 2027 as currently proposed. Mr. Ramiah advised that the board should be proactive and allocate funds to high-probability projects. Mr. Dudgeon suggested waiting to hear back from Orange County on whether an extension has been granted.

Mr. Benitez suggested to table the discussion for reallocating the funds for the US Post Office. Mr. Dudgeon stated the statute requires funds to be used in a specific manner, if there is no alternative, then funds are returned to Orange County. Mr. Ramiah suggested the board focus on finding alternate programs before making an amendment to the budget.

Motion made by Mr. Perelman to approve the budget with the condition that Staff bring to the next meeting projects for which we might think to allocate the post office money; seconded by Mr. Benitez. Motion carried unanimously with a 4-0 vote.

5. Non-Action Items

6. Staff Updates

Board members were invited to the ribbon cutting at shady park enhancements on August 3rd at 10 am.

7. Board Comments

Mr. Dudgeon updated the board on the expansion of MLK park. Mr. Ramiah advised that he has invited the business community to the Shady Park ribbon cutting and Park Avenue Tavern is happy to support, offering a 10% discount on all food and drink between 11 am and 2 pm on Saturday. It should be well attended by the businesses and the residents. The social media sites will promote the ribbon cutting ceremony.

8. Upcoming Agenda Items

- a. Misc. Enhancements Projects

9. Adjournment

The meeting adjourned at 6:40 p.m.

Approved by the board on
/s/ Bahiyyah Layton, Board Coordinator



Community Redevelopment Advisory Board

agenda item 5.a

item type

Non-Action Items

meeting date

August 22, 2024

prepared by

Kyle Dudgeon, Assistant Division Director of
Economic Development/CRA

approved by

Peter Moore, Director of Office of
Management and Budget

subject

Capital Improvement Project List

motion | recommendation

N/A

background

At the July CRA Advisory Board meeting staff was directed to bring back a conversation on capital improvement projects. The intent was to be proactive in the upcoming discussing regarding the remaining years of the CRA and capital expenditure. Staff is providing a comprehensive, but not exhaustive, list of potential capital project the advisory board may wish to comment on or prioritize. As mentioned prior, this project list is not exhaustive, but one contemplated through the CRA plan, expansion amendment, discussions with staff, and stakeholder conversations throughout the plan amendment process. Put simply, there may be other projects to consider. Any project must align with the CRA plan, be within the boundaries of the CRA, and budgeted for.

The attached list from staff includes projects from real estate, infrastructure, stormwater improvements, affordable housing (including community gardens), streetscape and landscape beautification, all projects within the city's adopted Transportation Master Plan, and projects identified in the CRA expansion amendment. Given some projects are housed in multiple sheets, there may be overlap, but the intention of the exercise is to bring forward as much information as possible for discussion.

alternatives | other considerations

fiscal impact

attachments

1. 1-Transportation Master Plan - July 2023 - CRA Potential Funded Projects
2. CRA Addl Funding Considerations_DRAFT
3. CRA Plan Amendment Capital Project and Programming Worksheet
4. Ten Year Pro-Forma - FY 2025 - Final

Winter Park Transportation Master Plan August 2023

PROJECTS W/ POTENTIAL FOR CRA FUNDING OPPORTUNITY

TABLE 3: SIDEWALK PROJECTS, P.41

	Priority	Roadway	Location	Improvements	Cost Estimate
	6	Minnesota Avenue	Nicolet Avenue to Schultz Avenue	North side gap	\$267,000
partial	14	Park Avenue	Green Cove Road to Pennsylvania Avenue	North side	\$138,000
partial	15	Park Avenue	Pennsylvania Avenue to Denning Drive	South side	\$317,000
	25	Webster Avenue	Pennsylvania Avenue to Interlachen Avenue	South side	\$525,000
					\$1,247,000

TABLE 4: SHARED USE PATH & GREENWAY PROJECTS, P.45

	Priority	Roadway	Location	Improvements	Cost Estimate
partial	6	Routes: Downtown & West	Webster Avenue to Oxford Road	Signs, sharrows, traic calming	\$209,000
	9	Railroad Trail	New York Avenue to Central Park	Shared use path	\$2,176,000
	10	Railroad Trail	N. Denning Drive to New York Avenue	Shared use path	\$412,000
					\$2,797,000

TABLE 5: CROSSING PROJECTS, P.49

	Priority	Roadway	Location	Improvements	Cost Estimate
	4	Fairbanks Avenue	Ohio Street (east leg)	Full median & signal	\$1,775,000
	5	Fairbanks Avenue	Jackson Avenue	Full median & signal	\$1,821,000
	6	Fairbanks Avenue	Shoreview Avenue	Full median & signal	\$1,775,000
					\$5,371,000

TABLE 6: ROADWAY RECONFIGURATION & STREETScape PROJECTS, P.52

	Priority	Roadway	Location	Improvements	Cost Estimate
	3	Morse Boulevard Study	US 17/92 to New York Avenue	Complete Streets study	\$300,000
partial	7	Orange Avenue	US 17/92 to Pennsylvania	Complete Streets reconfiguration	\$6,200,000
	8	Orange Avenue	Denning/Minnesota	Roundabout	\$7,400,000
	9	Morse Boulevard	US 17/92 to New York Avenue	Complete Streets reconfiguration	\$12,000,000
partial	10	Minnesota Avenue	Denning Drive to RR tracks	Bike lanes	\$785,000
	11	Fairbanks Avenue	At Denning Drive	Add east and west turn lanes	\$1,169,000
	12	Fairbanks Avenue	US 17/92 to Pennsylvania Avenue	Complete Streets reconfiguration	\$18,500,000
					\$46,354,000

Additional CRA Project Funding Considerations			
#	Project	Amount	Notes
1	Denning/Fairbanks corner streetscape improvements (Community Benefit Agreement)	\$ 1,500,000	Cost is estimated pending the outcome of design.
2	Denning/Fairbanks (Stormwater)	\$ 500,000	Cost pending identified solution.
3	Addl Funding for W. Meadow RR/Facility	\$ 200,000	Pending outcome of bid responses (release date 8/19).
4	Knowles Beautification	\$ 200,000	Cost pending stormwater. Timing pending private construction dates. Tentative agreement from Sam at Rollins to accommodate loss of temporary parking.
5	Winter Park kiosks	\$ 200,000	Includes new housing, tech, labor and integration. Further research required.
6	17-92 @ Morse Intersection	\$ 100,000	Potential to fast track signal box move for line of sight and safety multimodal improvement (also for staff access). Would not include redesign from Kimley @ roughly 35K.
7	17/92 Unfunded	\$ 7,000,000	Estimate dependent upon FDOT update by year end.
8	Forward fund Playhouse	\$ 4,000,000	CRA discussed as a possible resource should the city consider the purchase of the playhouse property.
9	Canton Ave Drainage	\$ 500,000	Drainage improvements at Canton Avenue between Park Avenue and Knowles.
10	Fairbanks property acquisition/Complete Street reconfiguration	\$ 18,500,000	from Table 6 Transportation Master Plan.
11	Bricking/road repair (CRA wide)	\$ 500,000	
12	Landscape improvements (CRA wide)	\$ 500,000	
13	Hannibal Square gateway arch	\$ 150,000	Pending completion of Park Avenue gateways. Residents and businesses in HS have expressed an interest in their own gateway feature.
		\$ 33,850,000	

SECTION 4.6

CAPITAL PROJECTS AND PROGRAMMING WORKSHEET

The proposed Capital Projects and Programming Worksheet presents potential projects, programming, their anticipated cost estimates and potential general timeframes for implementation in accordance with Section 163.362, Florida Statutes (see **Table 14 – Capital Projects and Programming Worksheet**). This information is to be used when preparing the Agency's Annual Budget and Work Program.

This is not an Annual Budget document. Future projects undertaken by the Agency that are not specifically listed in this Worksheet may be supported and implemented by the CRA as long as those projects and programming address the Redevelopment Focus Areas and the Redevelopment Goals and Action Strategies contained in this Plan.

Table 14. Capital Projects and Programming Worksheet

Category	1-3 Years Short Term	4-6 Years Mid-Term	7-10 Years Long-Term
AFFORDABLE HOUSING			
Housing Rehabilitation	\$350,000	\$350,000	\$750,000
New Home Construction	\$350,000	\$6,500,000	\$350,000
Support Existing Facilities	\$250,000	\$250,000	\$200,000
TRANSPORTATION & SAFETY			
Sidewalk Gap connections			
Minnesota Avenue	\$267,000		
Webster Avenue			\$787,500
Connectivity improvements			
CRA-Wide	\$300,000		
Hannibal Square Connectivity	\$200,000		
Share Use Paths			
Denning Drive extension			\$618,000
Railroad Avenue		\$3,264,000	
Street Crossing Improvements			
Ohio & Fairbanks	\$2,600,000		
Jackson & Fairbanks	\$2,730,000		
Shoreview & Fairbanks	\$2,600,000		
Overpass/Underpass/Crossing (each)		\$7,500,000	\$9,000,000
Streetscape, Lighting & Intersection improvements			
Fairbanks Avenue (West) (Streetscape)	\$5,000,000		
US 17-92 (Streetscape)		\$10,370,456	
Orange Avenue Street Reconfiguration		\$4,650,000	
Orange Ave./Minnesota/Denning Intersection Reconfiguration			\$3,000,000
Fairbanks Ave./Denning Intersection Reconfiguration		\$1,750,000	
Fairbanks (US 17-92 to Pennsylvania Ave- Streetscape			\$27,750,000
Morse Boulevard (Streetscape US 17-92 to New York)		\$18,000,000	
Minnesota Ave. (Bike Lanes)			\$1,177,500
Morse Blvd Traffic Study	\$300,000		
Lighting Needs Survey	\$15,000		
Lighting Improvements	\$50,000	\$75,000	\$125,000
Parking Improvements		\$7,000,000	\$10,000,000
INFRASTRUCTURE & SUSTAINABILITY			
Stormwater Management			
West Minnesota Ave. Draining Improvements		\$3,600,000	
Nicolet Pond Improvements	\$200,000		
Kentucky Avenue Collection and Conveyance Piping (Stormwater)		\$500,000	
Holieanna Ditch Pipe		\$2,000,000	
Corrugated Pipe Replacement (CRA-Wide)	\$500,000		
Level of Service Study	\$100,000		
Martin Luther King Jr. memorial Park Improvements	\$1,500,000		
Post Office Purchase			\$7,075,000
Sanitary Sewer Connection Assistance Program			
Connection Incentives	\$50,000	\$75,000	\$75,000
Short Term (1-3 Years) Potential Project Costs	\$17,362,000		
Medium Term (4-6 Years) Potential Project Costs		\$65,884,456	
Long Term (7-10 Years) Potential Project Costs			\$60,908,000

Certified WCAG 2.1 Level AA compliant and usable with JAWS and NVDA by SWH

Community Redevelopment Agency 10-Year Proforma

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
ESTIMATED REVENUES										
TIF Revenue - City	4,872,398	5,164,742	5,371,332							
TIF Revenue - County	3,840,034	4,070,436	4,233,253							
Investment Earnings	427,913	427,913	427,913							
Misc. Revenues	30,000	30,000	-							
CRA Revenues	9,170,345	9,693,091	10,032,498							
Fund Balance	-	-	-							
Total Revenues	9,170,345	9,693,091	10,032,498							
ESTIMATED EXPENDITURES										
Personnel & Indirect Costs	841,165	881,777	919,411							
General Operating	765,745	787,560	783,492							
Community Initiatives	1,019,000	990,360	1,010,686							
Capital Maintenance	150,000	156,000	161,460							
Misc. Capital Enhancements	140,000	140,000	140,000							
Debt Service & Transfers	1,066,442	710,568	-							
Total Expenditures	3,982,352	3,666,266	3,015,050							
Annual Surplus/Deficit (Funding Available for Additional Projects and Programs)	5,187,993	6,026,825	7,017,448							
Proposed Project Addl. Funding	Est. Totals	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033
17/92 Streetscape	4,185,228	2,000,000	2,185,228	-						
Regional Stormwater Improvements	3,500,000	1,500,000	2,000,000							
Post Office Purchase	2,075,000	1,500,000	575,000	-						
Parking Improvements	7,000,000	-	-	7,000,000						
Proposed CRA Project Funding Total	16,760,228	5,000,000	4,760,228	7,000,000						
Fund Surplus/Deficit		187,993	1,266,597	17,448						
Cumulative Fund Balance (Reserves)	(246,334)	(58,341)	1,208,256	1,225,704						



Community Redevelopment Advisory Board

agenda item 6.a

item type

Staff Updates

meeting date

August 22, 2024

prepared by

Kyle Dudgeon, Assistant Division Director of
Economic Development/CRA

approved by

Peter Moore, Director of Office of
Management and Budget

subject

Project Updates

motion | recommendation

background

Staff is providing an update relative to the following topics. In general, these do not necessitate action by the board, but are included to provide the public the most up-to-date information regarding the status of various issues. The board may use this time to address discussion or viewpoints on these items.

(1) New York Avenue Streetscape - Phase II intersection of New York at Comstock is complete. Morse is at 50% including removal of mast arm on the northeast corner. Remaining intersections at Welbourne (50%) and New England (50%). Completion of the project is expected to begin again once the Denning/Webster project nears completion.

(2) Denning/Webster North Enhancements - Project substantially complete. Adds a 10-foot wide path, 10 foot landscape buffer space for shade trees, and two 10-foot wide vehicle traffic lanes.

(3) Denning/Fairbanks Improvements - Project complete. With the community benefit agreement in place for the northeast corner of the intersection, the CRA may be asked to contribute to improvements such as a turn lane and stormwater mitigation.

(4) Shady Park Enhancements - Project complete.

(5) MLK Park Unity Corner - City staff has been coordinating with artist, landscape architect (Dix Hite), and general contractor regarding construction and installation plan. Complete construction documents were received from Dix Hite on 4/10/24 and expect to

solidify cost and construction schedule before end of June. Artist is expecting completion of statue and other elements within their scope to be ready for installation by late summer/early fall. Site preparation and construction are expected to begin late Fall 2024 as portions of surrounding hardscape cannot be completed until after installation of the statue and memorial wall by artist. Target date for completion is estimated for MLK day 2025. Copies of the latest information on MLK Park can be found at:

<https://cityofwinterpark.org/government/projects/mlk-jrpark-renovations-project/>

(6) MLK Park Community Playground - Contract award has been issued for the project. Staff is beginning pre-con meetings

(7) Park Avenue Gateway Arches - Upon approval by the CRA Advisory Board, staff released a request for proposal (RPF) on April 4, 2024. Staff received responses on May 21, 2024. The selection committee has recommended approval of a design firm to the Agency/City Commission for confirmation on June 26th. Construction of the project is expected by the end of December 2024.

(8) West Meadow Public Facility - Staff is currently finalizing a request for proposal to be considered by a construction team. The RFP process is expected to last throughout the summer with a tentative construction timeline of September 2024 - March 2025.

(9) CRA Extension - Staff has participated in numerous approvals including the CRA Advisory Board, Planning and Zoning, CRA Agency, and City Commission. Through it, the CRA received unanimous approvals at all levels. To date, staff is working with Orange County staff on a date to push the CRA plan amendment forward for consideration by the County Commission. It is anticipated this will occur during the fall months.

alternatives | other considerations

fiscal impact

attachments

None