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 stated the post office money should be reallocated because the post office project in not likely to happen. 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 with edits on August 22, 2024
/s/ Bahiyyah Layton, Board Coordinator