



Community Redevelopment Advisory Board Regular Meeting

Agenda

November 6, 2024 @ 5:30 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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assistance & appeals

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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 October 17, 2024 1 Minute
 - 3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
 - 4. Action Items**
 - a. CIP Discussion & Direction 60 minutes
 - 5. Non-Action Items**
 - 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

November 6, 2024

prepared by**approved by**

Peter Moore, Director of Office of
Management and Budget

subject

Approve the minutes of October 17, 2024

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

1. CRAB-mins-2024-10-17 DRAFT



Community Redevelopment Advisory Board Regular Meeting Minutes

October 17, 2024 at 5:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Carlos Benitez, Jay Trent, Lindsay Eriksson, Pragasen Ramiah, Michael Perelman

Absent

Sherwin Sargeant

Staff Present

Assistant Director of Economic Development and CRA Kyle Dudgeon, CRA Coordinator Anne Sallee, Director of Office of Management & Budget Peter Moore

1. Call to Order

Carlos Benitez called the meeting to order at 5:34 p.m.

2. Consent Agenda

- a. Approve the minutes of August 22, 2024

Motion made by Dr. Perelman to approve the minutes, seconded by Mr. Trent.

Motion carried unanimously with a 5-0 vote.

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

4. Action Items

- a. Adjust meeting dates for October, November, December 2024

Board members agreed to schedule the next meeting for November 6, 2024, to cancel the December meeting and resume the regular meeting schedule on January 23, 2025.

5. Non-Action Items

Staff gave notification on the approval of the CRA Agency and City Commission of the interlocal agreement between City of Winter Park, Orange County and the City of Orlando. Staff anticipates approval in early November by the City of Orlando and Orange County. The CRA will remain the same with the addition of the West Fairbanks area, plus an extension of 10 years. The value of the extension is \$141M.

- a. Capital Improvement Project List

Staff is confident on the CRA extension and the CRA expansion area south of W. Fairbanks. It was pointed out that approximately \$2M CRA dollars are funding the

Stormwater basin project. Discussion developed regarding the area around MLK where flooding appears to be taking place. Staff responded that the basin study has addressed that area.

Staff advised that the construction on the MLK monument has begun. A discussion on the priorities of the CRA capital project list was suggested. Stormwater initially sent a list of seven projects in the CRA district. With the additional W. Fairbanks area, Stormwater will have a number of projects costing millions. Mr. Moore explained the Winter Park Playhouse project and the funding involved.

The capital projects list was displayed and the Board discussed the prioritization of the listed projects. Staff advised of the immediate need for the Denning/Fairbanks project, the WP Library parking and the MLK project including stormwater. It was suggested to bring back to the Board the annual expenditure as opposed to the total expenditure for the CRA. Mr. Ramiah suggested prioritizing improvements to the W. Fairbanks area as this area is a gateway to the City of Winter Park.

Discussion continued with considering a 12-year vision of the CRA area and to include property/business owners in the Dennings/Fairbanks area, assisting with the stormwater infrastructure in the CRA area, and ways to increase affordable housing. Staff advised that incentive recommendations from EDAB for the brownfield or economic enhancement zone will be forthcoming. Staff will create a 5-year CIP plan from the Winter Park CRA capital project worksheet.

6. Staff Updates

a. Project Updates

The CRA is reinvesting \$7.2M in projects.

7. Board Comments

Mr. Benitez questioned the demolition of a blighted home on Lyman and Capen and was referred to the Building Department. Mr. Trent discussed the noticeable difference in electric service since the city of Winter Park acquired the electric service. The Board asked to receive more timely Agency minutes and draft minutes. Board members were encouraged to recommend other members to fill the two vacancies.

8. Upcoming Agenda Items

The next meeting will be November 6, 2024

9. Adjournment

The meeting adjourned at 6:41 p.m.

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



Community Redevelopment Advisory Board

agenda item 4.a

item type

Action Items

meeting date

November 6, 2024

prepared by

Kyle Dudgeon, Assistant Division Director of
Economic Development/CRA

approved by

Bahiyyah Muhammad-Layton, Board
Coordinator

subject

CIP Discussion & Direction

motion | recommendation

Approve the reallocation of existing project funds and the amended 5-Year CIP.

background

At the October 17th, 2024 meeting, staff reviewed a revised capital project worksheet. The sheet included all projects discussed by staff as well as the additional insight provided by board members. Staff directed the board to guide and advise on priority projects with the anticipation a CRA extension/expansion would be granted. The included attachments provide a comprehensive list of capital projects discussed, revised timelines and values where applicable, and a draft pro forma CIP list for review and consideration by the board. This includes improvements to affordable housing, beautification and connectivity, community development, and infrastructure in CRA I, CRA II, and CRA III.

As a reminder, the Agency may change its budget within an given fiscal year so while the advisory board may recommend projects the Agency is the final authority when determining allocations and funding.

alternatives | other considerations

The board may offer revisions to project allocations and priorities.

fiscal impact

Impacts are provided for as part of the Capital Improvement Plan

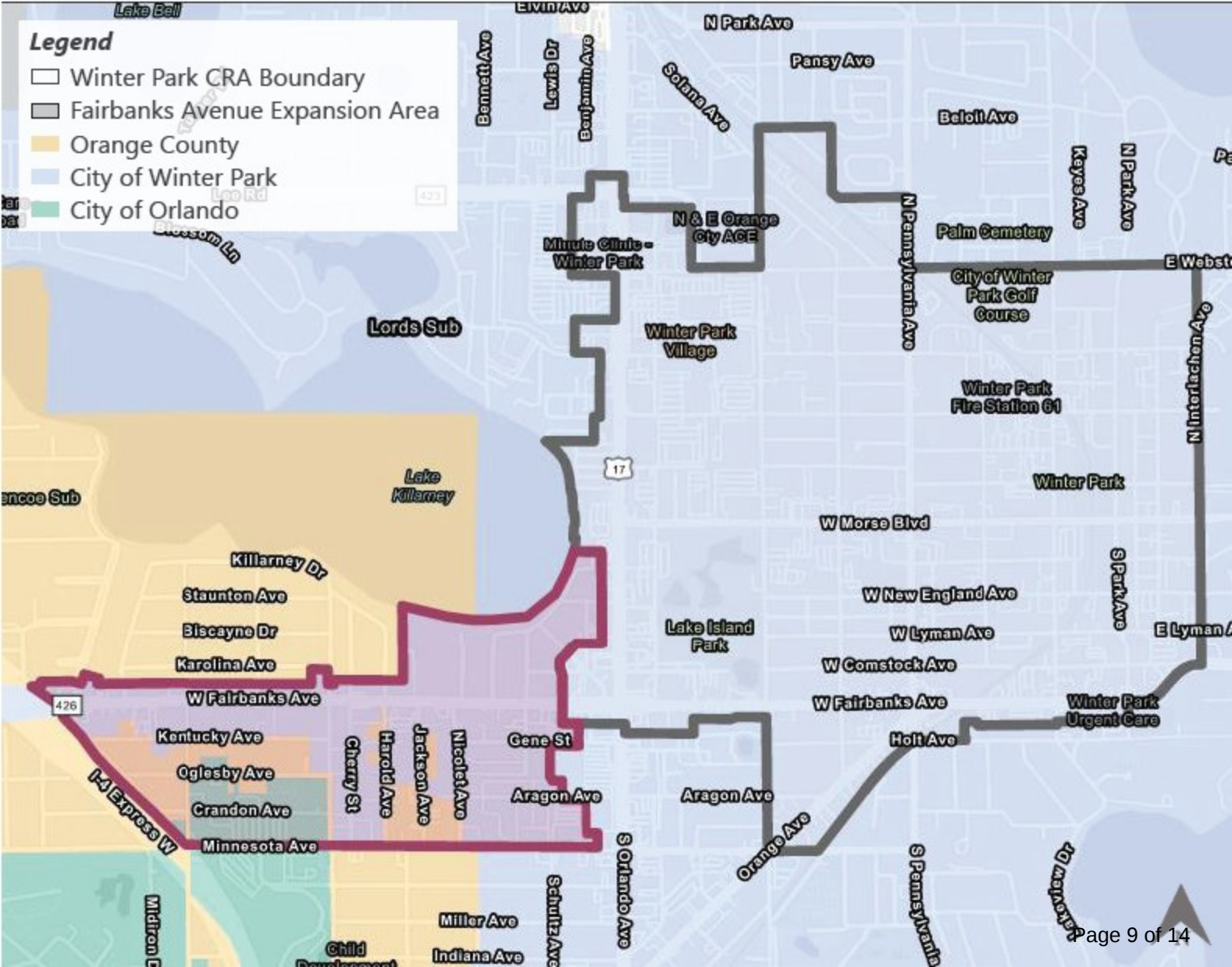
attachments

1. Capital Projects Worksheet_Nov 2024
2. CRA I,II,III map
3. Pro-forma and CIP Revisions - FY 2025 CRA Extension

WINTER PARK CRA CAPITAL PROJECT WORKSHEET (DRAFT) NOVEMBER 2024				
Category	Project	Amount		Notes
*	Affordable Housing	Acquisition of blighted property	\$ 7,200,000	removal of slum/blighted conditions, repair, replace, gift, lease, or partner with property
*	Affordable Housing	Rehabilitation of existing stock	\$ 1,450,000	Continue and expand existing programming
	Beautification & Connectivity	Knowles Beautification	\$ 200,000	Funded for FY25 - Timing pending private construction dates. Tentative agreement from Sam at Rollins to accommodate loss of temporary parking.
*	Beautification & Connectivity	Winter Park kiosks	\$ 200,000	Includes new housing, tech, labor and integration. Further research required.
	Beautification & Connectivity	Bricking/road repair (CRA wide)	\$ 500,000	Enhancements as identified
*	Beautification & Connectivity	Landscape improvments (CRA wide)	\$ 500,000	Enhancements as identified
	Beautification & Connectivity	Hannibal Square gateway arch (x2)	\$ 300,000	Pending completion of Park Avenue gateways. Residents and businesses in HS have expressed an interest in their own gateway feature.
	Beautification & Connectivity	Park Ave refresh	TBD	Public infrastructure around Winter Park's main street is roughly 20 years or older. Improvements would include sidewalk, utilities, landscaping, lighting, etc. pending a collaborative planning exercise to determine need priority.
*	Community Development	Forward fund Playhouse	\$ 2,000,000	CRA discussed as a possible resource should the city consider the purchase of the playhouse property.
	Community Development	Centers for activity	\$ 25,000	Cultural elements, street closures for commerce, community development, and dissemination of information.
*	Community Development	Synergy between MLK Unity Corner and WP Library	TBD	Coordination between the two MLK Park corners to enhance cultural enhancement, placemaking, synergy along Morse Blvd.
*	Infrastructure	Denning/Fairbanks corner streetscape improvements (Community Benefit Agreement)	\$ 1,500,000	Cost is estimated pending the outcome of design.
	Infrastructure	Denning/Fairbanks (Stormwater)	\$ 500,000	Cost pending identified solution.
	Infrastructure	Addl Funding for W. Meadow RR/Facility	\$ 200,000	Contractor secured w/ GMP. Timing in concert with Parks Department storage facility of WP9. Estimated 12 months.
*	Infrastructure	Lighting and shade structure for Shady Park	\$ 100,000	Review of park lighting and shade structure at ampitheatre space.
*	Infrastructure	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.
*	Infrastructure	Connectivity to Lake Rose	TBD	Expansion of MLK Park enhancements to include increased connectivity around Lake Rose (sinkhole) and city-owned/private properties along Fairbanks Avenue.
*	Infrastructure	17/92 Unfunded	\$ 7,000,000	Estimate dependent upon FDOT update by year end. Does not include cost of FDOT required utility moves.
	Infrastructure	Shared use path - New York Ave to Central Par	\$ 2,176,000	As noted in the Transportation Master Plan, this project proposed north/south connection across Winter Park's downtown.
*	Infrastructure	Canton Ave Drainage	\$ 2,750,000	Drainage improvements at Canton Avenue between Park Avenue and Knowles.
*	Infrastructure	Fairbanks property acquisition/Complete Street reconfiguration	\$ 18,500,000	from Table 6 Transportation Master Plan.
	Infrastructure	Winter Park Library Parking	\$1,200,000	City Commission requested the CRA review the total cost of adding up to 103 new spaces at MLK Park comprised of three components including a modified striping of the paved MLK surface lot, parking on Harper Street and Comstock Ave.
*	Infrastructure	Nicolet Pond stormwater improvement	\$ 200,000	Pending CRA expansion, this project provides stormwater relief in the W. Fairbanks area using two city-owned properties near Nicolet Avenue.
			\$ 46,601,000	
*Indicates discussion by the CRAAB board at the August meeting				
**Project list is not exhaustive. Items may be added or removed as part of the CRAAB recommendation process				
***Costs are provided to indicate order of magnitude and should not be construed as a final commitment or pledge.				

Legend

- Winter Park CRA Boundary
 Fairbanks Avenue Expansion Area
 Orange County
 City of Winter Park
 City of Orlando



Community Redevelopment Agency 5-Year CIP

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
ESTIMATED REVENUES					
TIF Revenue - City	4,872,398	5,164,742	5,371,332	5,478,758	5,643,121
TIF Revenue - County	3,840,034	4,070,436	4,233,253	4,317,919	4,447,456
Investment Earnings	427,913	427,913	427,913	385,122	346,610
Misc. Revenues	30,000	30,000	-	-	-
CRA Revenues	9,170,345	9,693,091	10,032,498	10,181,798	10,437,187
Fund Balance	-	-	-	-	-
Total Revenues	9,170,345	9,693,091	10,032,498	10,181,798	10,437,187
ESTIMATED EXPENDITURES					
Personnel & Indirect Costs	841,165	881,777	919,411	950,750	983,254
General Operating	765,745	787,560	783,492	806,991	831,195
Community Initiatives	1,019,000	1,440,360	1,483,186	1,523,452	1,564,926
Capital Maintenance	150,000	156,000	161,460	166,304	171,293
Misc. Capital Enhancements	140,000	300,000	309,000	318,270	327,818
Debt Service & Transfers	1,066,442	710,568	-	-	-
Total Expenditures	3,982,352	4,276,266	3,656,550	3,765,767	3,878,486
Annual Surplus/Deficit (Funding Available for Additional Projects and Programs)	5,187,993	5,416,825	6,375,948	6,416,031	6,558,700

Five Year CIP Project Balance Reallocation and Reprioritization	Prj. Bal.	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Net ch Prj Bal
CIP - MISC. ENHANCEMENTS	426,498	1,200,000	500,000				(140,000)
CIP - DENNING DR INTERSECTION							(408,003)
CIP - 1792 STREETSCAPE IMP					5,000,000	5,000,000	(1,012,298)
CIP - NEW YORK STREETSCAPE	150,000						(215,641)
CIP - IMPLEMENT PRKNG STRATEGY							(178,328)
CIP - DEC LGHTS & TREES IN CRA							(125,777)
CIP - BOLLARDS IN CENT BUS DST	73,848						-
CIP - DOWNTOWN ENHANCEMENTS							5,427
CIP - USPS SITE ACQUISITION							(6,975,000)
CIP - SHADY PARK IMPROVEMENTS							35,526
CIP - CRA STORMWATER IMPROVEME	1,500,000	1,500,000	2,000,000				-
CIP-DENNING/FAIRBKS TRAFFIC&SW	4,500,000						4,694,777
CIP - CRA WEST MEADOW RESTROOM	1,200,000						450,000
CIP - CRA MLK PARK IMPROVEMENT	5,113,210						-
W. Fairbanks Stormwater/Infrastructure	2,000,000	1,000,000	2,000,000				2,000,000
MLK Parking	1,200,000						1,200,000
Playhouse Fwd Fund							-
Canton Ave Stormwater Drainage			1,300,000	3,450,000			-
1792/Fairbanks Intersection Improvements				2,000,000	2,000,000		-
Killarney Estates Brick & Drainage Refresh		500,000					-
Park Ave Refresh		1,000,000					-
Property Acquisition							-
Playhouse Fwd Fund							-
							-
CRA Project Funding Total	16,163,556	5,200,000	5,800,000	5,450,000	7,000,000	5,000,000	
Fund Surplus/Deficit		(12,007)	(383,175)	925,948	(583,969)	1,558,700	
Cumulative Fund Balance (Reserves)	422,983	410,976	27,801	953,749	369,781	1,928,481	



Community Redevelopment Advisory Board

agenda item 6.a

item type

Staff Updates

meeting date

November 6, 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 intersection sections are expected to be completed near the end of the year with a full milling of the road in January.
- (2) Denning/Webster North Enhancements - Project complete. Adds a 10-foot wide path, 10 foot landscape buffer space for 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 in the future.
- (4) Shady Park Enhancements - Project complete.
- (5) MLK Park Unity Corner - City staff has been coordinating with an artist, landscape architect (Dix Hite), and general contractor (GC) regarding a construction and installation plan. An agreed upon construction cost from the GC has been agreed upon and executed. Artist is expecting completion of statue and other elements within their scope to be ready in early 2025. Site preparation and construction has begun Based on coordination and construction time, estimated target date is February 15th, 2024. Staff has met with the Winter Park Library to coordinate event planning. Copies of the latest information on MLK Park can be found at: <https://cityofwinterpark.org/government/projects/mlk-jrpk-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 - Final renderings of the project have been crafted. Gateways are nearing fabrication. Construction of the project is expected by the end of February/early March.

(8) West Meadow Public Facility - An RFP has been issued for the facility with a recommendation to approve a contractor in November. A tentative construction timeline of 12 months is currently expected to run concurrently with the Parks maintenance facility building.

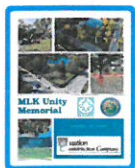
(9) CRA Extension - Project complete

alternatives | other considerations

fiscal impact

attachments

1. MLK Corner Construction Photos_Oct 2024



1



2



MLK Unity Memorial



October 25, 2024

Evation
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