



City Commission Work Session Minutes

June 15, 2023 at 1:00 p.m.

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

Present

Mayor Phil Anderson, Commissioners Marty Sullivan, Sheila DeCiccio, Kris Cruzada, and Todd Weaver; City Manager Randy Knight; Assistant City Manager Michelle del Valle and Deputy City Clerk Kim Breland.

Also Present

Assistant Division Director Economic Development/CRA Kyle Dudgeon; GAI Consultants Tom Kohler and John Jones.

1) Call to Order

Mayor Anderson called the meeting to order 1:01 p.m.

2) Discussion Item(s)

a. CRA Extension and Expansion Update

Mr. Jones spoke about the history of the CRA which was established in 1991, adopted in 1994 and will sunset in 2027. He said the CRA can be extended to 2054 per Florida Statutes and explained the process to expand its boundaries or extend the operational timeframe. He noted the city and county have an interlocal agreement where both entities have agreed to a tax increment financing (TIF) sharing process.

Mr. Jones reviewed the parameters of the CRA Plan update process which will run through October. The city is currently between the stages of establishing project expectations and data collection. He spoke about options for boundary amendments and timeframe extension and presented a map identifying the three proposed potential CRA expansion areas, proposed acreage and parcels for each area: Lee Road gateway area, Fairbanks Avenue gateway (includes portions of Orlando and Orange County), and the 17-92 Commercial Corridor. If the CRA is expanded, it would add an additional 398 acres to the area bringing the total area up to approximately 1,016 acres.

Mr. Jones said the three areas are being evaluated to determine if they fit the criteria of blight established by Florida Statutes. The proposed areas were selected based on discussions with city staff and leadership, regional development objectives, and also a review of the qualifying conditions of slum and blight for each area. He asked the

commission to confirm the proposed areas desired for expansion to prepare and submit to Orange County the city's compelling argument for expansion.

In response to questions, Mr. Kohler said he will investigate whether it is advantageous to include Mead Garden.

Mr. Jones explained that the city is requesting an additional ten years and extension to address long-term unfinished projects, lost years of economic growth from COVID-19 and recession in 2008, ongoing conditions of slum and blight, and enable additional infrastructure projects to be implemented. He reiterated the potential extension of the timeframe will be based on direction from Orange County and how the city's compelling story can assist the county achieve its redevelopment objectives addressing stormwater, transportation and attainable housing.

Mr. Jones reviewed the five-step process for engagement with the county and stakeholder and community engagement. He noted individual stakeholder interviews are scheduled for July followed by a community workshop and posting/activation of an online website that will have a GIS map and survey. Outreach will be geared toward city residents and residents of Orlando and Orange County who are affected by the boundaries of the CRA because of stormwater issues.

Commissioner Weaver arrived at 1:13 p.m.

Commissioner Weaver asked if property owner permission is needed to expand the geographical area of the CRA. Mr. Kohler responded no, but can provide input during the public hearing process. He pointed out that there is no financial impact to the property owner since tax increment is not an actual tax, but a formula.

Mayor Anderson asked if the county has a desire to see change in the structure of funding. Mr. Kohler said the city has passed its threshold of 50% and cannot go any lower. Ms. del Valle asked about opportunities for the city and its CRA to negotiate internally to use general funds for rebating. In-depth discussion was held on appreciation of tax revenues for the city, potential renegotiation of TIF sharing thresholds with the county and internally, and opportunities for the city to recapture general fund and property tax monies out of areas currently in the CRA. Mr. Kohler said the mechanism to reclaim those funds would be an interlocal agreement between the city and its CRA. He noted any request to the CRA for different sharing of the city must meet the criteria of Chapter 163.

Commissioner Sullivan spoke about the degraded stormwater and roadway infrastructure in the Kilshore Lane area and said the residents would like the area to be repaired and deeded to the city, but it would be costly. He asked Mr. Moore to consider adding the area to the expansion. Agreed by consensus.

Commissioner Weaver noted that most of Lee Road is on septic and building apartments and large buildings in the area isn't possible and asked what is the advantage of extending down Lee Road. Mr. Jones responded the city would be able to utilize the additional funding that comes in through TIF revenue to complement sanitary sewer funding and to run that extension line in the area. He said the city can also offer connection incentives to residents and businesses along that corridor to minimize the costs to connect to the sanitary sewer system.

In response to questions regarding attainable housing, Mr. Kohler noted Mayor Demings has \$10M set aside for the "housing for all" initiative. He said the county wants to leverage as much as they can and feels the city should take advantage of that and discussion followed.

Mayor Anderson summarized that the consensus that the CRA Plan update is on track with the addition of Kilshore Lane and the commission is looking forward to hearing back from Orange County.

3) Adjournment

The meeting adjourned at 1:43 p.m.

Mayor Phillip M. Anderson

ATTEST:

City Clerk Rene Cranis, CMC