# Community Redevelopment Advisory Board Meeting Minutes

**December 15, 2022 at 5:30 p.m.**

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

## Present

Maria Bryant, Linda Washington, Murray Wilton, Anjila Vaya, Sherwin Sargeant; Board Coordinator Tatia Ghviniashvili.

## Staff Present

Assistant Division Director of Economic Development/CRA Kyle Dudgeon.

## 1) Call to Order

Vice Chair Maria Bryant called the meeting to order at 5:32 p.m.

## 2) Consent Agenda

a. Approve the minutes of regular meeting, September 22, 2022.

**Motion made by Maria Bryant to approve the minutes as presented; seconded by Linda Washington. Motion carried unanimously with a 5-0 vote.**

b. Approve the minutes of regular meeting, October 27, 2022.

**Motion made by Maria Bryant to approve the minutes as presented; seconded by Linda Washington. Motion carried unanimously with a 5-0 vote.**

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

Forest Michael, 358 W. Comstock Ave, addressed flooding in Hannibal Square following Hurricane Ian. He explained how a pipe outfall led to sewage and stormwater flooding his neighborhood, and requested the board collaborate with the City Commission and CRA Agency to fix the issue before the next hurricane season.

Martha Bryant Hall, 331 W. Lyman Ave, spoke about flooding following recent severe weather events, and the negative impact it had on her community. She explained that the city is at fault because of problems associated with improper water drainage as a result of poor infrastructure.

## 4) Action Items

a. MLK Unity Corner - Selection Committee Volunteer

Mr. Dudgeon presented the board with an opportunity to volunteer on the selection committee for the MLK Unity Corner Project. The committee will be comprised of a representative from the Public Art Advisory, Parks and Recreation Advisory and CRA Advisory Boards, and will work collaboratively towards soliciting an artist for the project. The board held a brief discussion and agreed Ms. Bryant would be an asset to the selection committee.

**Motion made by Anjila Vaya to nominate Maria Bryant for the selection committee for the MLK Unity Corner Project; seconded by Linda Washington. Motion carried unanimously with a 5-0 vote.**

## 5) Non-Action Items

a. Program Updates

Mr. Dudgeon presented project updates, starting with the Housing Rehabilitation Program which has been modified to accommodate emergency management as requested by the CRA Agency on November 9. He briefly outlined the guidelines of the existing program and then highlighted the amendments made. The Emergency Management Provisions now allow for additional support in the case of a declared emergency, and Mr. Dudgeon emphasized the specific requirements for eligibility, and guidelines of the amended program.

In collaboration with CRA staff and web updates, the amended program is now live on the website. The floor opened for discussion and the board asked clarifying questions about the amendments and respective funding.

The board was also updated on program modifications associated with rear facades of commercial properties. Mr. Dudgeon highlighted that despite education and CRA attendant support, some commercial properties are struggling with the maintenance and upkeep of their rear facades. Photographs were presented to help the board visualize the conditions being spoken of. In working against this challenge, staff suggested modifications either within the existing program, or new program, to state that both front and rear facades of commercial properties should fall under the same conditions for business improvements and aesthetics. Staff also recommends incentivizing commercial properties to encourage investment into their rear facades.

Mr. Dudgeon opened the floor for comments, and a discussion followed on solutions to improve conditions such as, additional storage containers, screening, upgrading equipment, etc. Staff will incorporate the comments and suggestions made by the board moving forward, and will develop more specific language as the initiative rolls out.

## 6) Staff Updates

a. CRA Advisory Board Meeting dates for 2023

Staff and board held a brief discussion about 2023 meeting dates and agreed to move the February 23 meeting to February 16 to accommodate the Request for Proposal (RFP) schedule.

b. City Commission Meeting December 14, 2022

Mr. Dudgeon gave an update about the Park Avenue District's approval of becoming a Florida Main Street District under the Main Street America Program. He gave a brief description of the program/process, and informed the board that with this approval, an Executive Director is expected to be hired within 6 months. The City Commission has determined that support and funding for that role will come from the CRA- with a matching grant up to fifty thousand dollars. Staff will compose a structured agreement articulating return on investment, and conditions of approval for funding.

The board asked questions about Main Street America and status of Hannibal Square on becoming part of the program. Mr. Dudgeon made a few clarifications and explained what conditions Hannibal Square needs to meet in order to be considered.

## 7) Board Comments

The board spoke on the lack of communication surrounding CRA funding being allocated for the Executive Director role. Although being part of Main Street America is a financial asset to the city in the long-run, the board struggles with being told funding is being taken out of the CRA after the decision has already been made.

Ms. Vaya commented on a new street sign in her neighborhood that is not visible by drivers, causing many community members to be ticketed. She asked if staff can communicate with the department responsible to resolve the issue.

## 8) Upcoming Agenda Items

An update will be provided regarding the street sign mentioned by Ms. Vaya.

## 9) Adjournment

The meeting adjourned at 6:48 p.m.

Minutes approved by the board on ________________.
/s/ Tatia Ghviniashvili, Board Coordinator