



Community Redevelopment Advisory Board Meeting Minutes

October 27, 2022 at 5:30 p.m.

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

Present

Linda Washington, Maria Bryant, and Murray Wilton; Board Coordinator Tatia Ghviniashvili.

Absent

Anjila Vaya, Carol Rosenfelt, and Sherwin Sargeant.

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 5:38 p.m. With the absence of Anjila Vaya, Sherwin Sargeant, and Carol Rosenfelt a physical quorum was not met; therefore, no action was taken.

2) Consent Agenda

- a. Approval of minutes from September 22, 2022 meeting.

Deferred to next meeting due to lack of quorum.

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

There were no public comments.

4) Action Items

- a. CRAB Meeting Dates - November/December 2022

Kyle Dudgeon led a discussion about the changes to the upcoming meeting dates. Possible new dates provided were December 8 or 15. No immediate action was taken, however, he agreed to finalize a date agreed on by the board at large in the near future.

5) Non-Action Items

- a. CRA extension discussion continued

Mr. Dudgeon presented on the continuation of the CRA extension discussion from the September 22, 2022 meeting. Based on previous board feedback, staff drafted a scope of services for an outside consulting firm to assist with compiling data, and portraying a fact-based assessment towards needing a CRA extension. He requested board input on this draft to ensure it highlights all elements of extension and potential expansion before presenting it to the CRA Agency on November 9, 2022. He provided details on the following proposed tasks:

1. Preparing a review of adjacent areas to the existing CRA boundary for potential inclusion into the CRA plan update and extension request. This includes asking the consultant to evaluate areas previously discussed for blight.
2. Drafting a finding of necessity study for any boundary modification that outlines to Orange County an argument towards the modification.
3. Developing a matrix to narrate the impacts of the CRA, along with potential external factors that lead to an inability to execute plans within the existing timeline. This would include various data, infographics, annual reports, etc., highlighting completion of Winter Park CRA to date.
4. Proposing a CRA Plan Update for a ten-year extension, within which private and public resources could be used for redevelopment activities.
5. Outlining and coordinating a regulatory process required to complete and/or modify the CRA and CRA Community Redevelopment Plan. This task would focus on asking questions of, how the CRA could alleviate blighted slums and remediate conditions, as well as how it could encourage and facilitate redevelopment in an impactful way.
6. Coordinating with CRA staff and attorney on relevant drafting of resolutions and ordinances consistent with F.S. 163 (Florida Statute 163).

He also spoke briefly on the Delegation of Authority resolutions from Orange County, which state that Orange County has granted Winter Park the authority to participate in CRA work/redevelopment.

The floor opened for discussion and Mr. Dudgeon answered questions about F.S. 163 and CRA increment revenue. The board emphasized the importance in considering all communities when creating plans to benefit the city.

6) Staff Updates

- a. Minutes Protocol

Deputy City Clerk Kim Breland gave a brief update on the transfer of administrative board support to the City Clerk's Office and introduced Board Coordinator Tatia Ghviniashvili.

b. Project Updates

Staff has successfully acquired a temporary certificate of occupancy (TCO) for the Central Park Stage project.

A contract with George Gadson has been executed for the Shady Park art piece. Additional improvements to Shady Park such as hardscapes, landscapes, and fixtures will also be coordinated.

Mr. Dudgeon explained that there are several components to the MLK Park Enhancement Project, and while some were moving forward such as the memorial corner, others continued to solicit public process and verification of costs. He showed the 2022-2023 budget plan and stated the board does have options to consider additional funding for projects in future years. He assured the board no budget adjustment was requested, but wanted to gauge their overall thoughts on the issue.

Discussion continued regarding completion and prioritization of projects based on funding.

7) Board Comments

8) Upcoming Agenda Items

Items in need of further discussion will be brought back on a future agenda.

9) Adjournment

The meeting was adjourned at 6:26 p.m.

Minutes approved by the board on December 15, 2022.

/s/ Tatia Ghviniashvili, Board Coordinator