Community Redevelopment Advisory Board Minutes

July 28, 2022 at 5:30 pm

Hybrid Meeting

Present

Board Members: Carol M Rosenfelt, Maria Bryant, Linda Faye Washington, Murray Scott Wilton, Sherwin Sargeant

Staff Members: Kyle Dudgeon, Jesica Lovelace

Absent

Anjali Vaya

(1) Call to order

Staff called the meeting to order at 5:34 pm.

(2) Consent Agenda

A. Approval of Minutes – April 28, 2022

Motion to approve minutes made by Carol Rosenfelt, seconded by Maria Bryant. Motion Passes 5-0.

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

None.

(4) Action Items

A. Election of Chair and Vice Chair

CRA Assistant Division Director, Kyle Dudgeon, provided a brief background of the election process. Board member Carol Rosenfelt nominated herself as board chair and cited the importance of establishing a meaningful relationship between the board and the commissions as well as the board taking on a more proactive position when addressing matters in the CRA.

Board member Linda Washington nominated Maria Bryant as Vice Chair. Ms. Bryant accepted.

Motion to approve Carol Rosenfelt as board chair made by Murray Wilton, seconded by Sherwin Sargeant. Motion made to approve Maria Bryant as vice chair made by Linda Washington, seconded by Carol Rosenfelt. Both motions pass 5-0.

B. Business Façade Program Update FY23

CRA Assistant Division Director, Kyle Dudgeon, introduced the item by providing background information about the business façade program. In comparing the Program with similar business façade programs in other municipalities, Winter Park's is the only one that does not allow reentrance after participation. As it stands, any property that uses the program cannot participate in the program again regardless of whether or not the property comes under new ownership. As a remedy, staff has added new language to allow a 10-year time limit on participating properties.

Inquiries were raised regarding a budget cap on multi-family storefronts. Mr. Dudgeon responded stating that these opportunities are rare; however, if one were to arise, then staff would ask the board to consider raising the cap.

Concerns were raised regarding the program's participation. Mr. Dudgeon stated that getting the word out to local businesses is a challenge; however, staff is continuing to engage in its current efforts, will consider other communication avenues as they develop, and asked if board members would help spread the word as well.

Motion to approve adding the 10-year time limit to the business façade program made by Murray Wilton, seconded by Linda Washington. Motion passes 5-0.

C. CRA Budget FY22-23

CRA Assistant Division Director, Kyle Dudgeon, introduced the budget while detailing key items pertaining to the CRA's economic structure. Key points include:

- The CRA is comprised of 70% commercial tax base.
- CRA TIF growth has experienced both up and down turns over the past 15 years, with years 2016 and 2017 seeing the highest growth. Nevertheless, tax increment growth is currently at 9.6% over last year.
- Staff aims to keep staff and operations expenditures at 10% or less.

CRA program highlights include:

- 188 homes supported through rehabilitating homes ($200,000)
- 66 total façade grants ($100,000)
- 205 Youth program participants since 2008 ($30,000).
- 32 residential driveway and paint program projects ($12,000).

In addition to existing budget items, staff also proposed additional CRA Capital Project options that are not in the current Capital Improvement Project (CIP):

- MLK Park: Staff is proposing adding $500,000 funds over and above the capital improvement plan amount of $2.9M to the project given the uncertain nature of material pricing and labor constraints. In addition, the current funding in the CRA Master Stormwater fund would also contribute to the cost of the project respectively ($492,000).
- Hannibal Square Design Standards: Given the priority placement on MLK and Shady Park, staff proposed moving this item back in the CIP freeing up cash on-hand, and allowing more time for research and discussion ($-200,000)
- Denning Drive project (north of Webster): continuation of mixed-used path to include a 10-foot landscape buffer ($500,000).
- Denning Drive/Fairbanks Avenue Improvements: Installation of southbound right turn lane on Fairbanks, approximately ($321,765.)

An inquiry was made about considering additional nonprofit organizations for nonprofit funding support. Mr. Dudgeon indicated that while staff does not have an established policy to acquire and retain nonprofit organizations, the challenge for acquiring more nonprofits is the year over year commitment that could put a strain on the budget. Hence, staff recommended keeping the current number of supported nonprofits the same.

There was a concern raised about setting aside $3.4 million in funds for the MLK Park project in the event the funds are not used during the fiscal year. Unutilized funds could instead be used for other projects that will take advantage of these monies. Mr. Dudgeon assured the board that the project is moving forward in phases. However, in the event that there are any major delays, the board can meet during the fiscal year to discuss budget concerns and allocations.

After further discussion, the board moved to approve the budget as proposed.

Motion made to approve the budget as proposed made by Maria Bryant, seconded by Linda Washington. Motion passes 5-0.

(5) Non-Action Items

A.CRA Tree Assessment Policy

CRA Assistant Division Director, Kyle Dudgeon, introduced the item. As citizens raised concerns about receiving city support in removing potential hazardous trees from their property, staff developed a tree assessment program to support residential demand. The program would not result in an increase in the CRA budget. Presently, the CRA plan does not specifically speak to tree improvement. Therefore, staff is requesting thoughts and suggestions from the board on how to move forward best.

Discussion ensued regarding the use of this program outside of the CRA since, as presented, the tree assessment policy could only be utilized by residents within the CRA boundary. Additionally, the board made additional inquiries about program participation throughout the city, income requirements, participation among elderly residents, and potentially changing the program from a CRA resident initiated program to an established city policy initiated and facilitated by City staff for all residents.

The board requested additional information and research to discuss again in the future.

(6) Staff Updates

Central Park Stage. Supply chain issues have caused some delays but staff is still working towards completion in September.

MLK Park. Staff has held two public meetings to discuss the project and its progress, which was met with good public engagement.

CRA Extension. By statute, CRAs have a useful life. The lifespan for Winter Park's CRA ends in 2027. Thus, staff has communicated with the CRA Agency to evaluate need, which includes the potential extension of the CRA boundary. The CRA board will receive updates as staff receives direction from the CRA Agency on extension progress and review which areas can be considered for CRA modification.

(7) Board Comment

None.

(8) Upcoming Agenda Items

The board would like to review the CRA mission at the next meeting to understand what exactly the board is expected to accomplish.

(9) Adjournment

There being no further business to discuss, the meeting adjourned at 7:01 pm.

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Carol Rosenfelt, Chairperson Board Liaison, Kyle Dudgeon