Community Redevelopment Advisory Board Meeting Minutes

June 22, 2023 at 5:30 p.m.

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

Present

Maria Bryant, Jay R. Trent, Carlos Benitez, and Lindsay Eriksson; Board Coordinator Tatia Ghviniashvili.

Absent

Sherwin Sargeant, Matthew Downs, and Anjali Vaya.

Staff Present

Assistant Division Director of Economic Development/CRA Kyle Dudgeon; Budget & Management Division Director Peter Moore.

1) Call to Order

The meeting was called to order at 5:35 p.m.

a. Vote for Chair and Vice Chair

Motion made by Carlos Benitez to nominate Maria Bryant for Chair; seconded by Jay R. Trent. Motion carried unanimously with a 4-0 vote.

Vice Chair nomination has been deferred to the next meeting when more board members are present.

Motion made by Carlos Benitez to table the Vice Chair nomination; seconded by Lindsay Eriksson. Motion carried unanimously with a 4-0 vote.

2) Consent Agenda

a. Approve the minutes of the regular meeting May 25, 2023

Motion made by Carlos Benitez to approve the minutes as presented; seconded by Jay R. Trent. Motion carried unanimously with a 4-0 vote.

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

There were none.

4) Action Items

There were none.

5) Non-Action Items

a. CRA Extension Work to Date

Staff gave background on the subject, noting that CRA extension/expansion has been a topic of conversation for this board as a request to be brought before the Orange County Commission for approval. Currently, the CRA is set to expire in 2027 and extension/expansion will allow for the continuation of programs, and various capital projects.

John M. Jones, GAI Consultants, gave a presentation about the process in place for the extension and potential expansion of the CRA. He provided background of the Winter Park CRA and explained that due to its location within Orange County (a Charter County), a Delegation of Authority is required from the county, and the county can determine how long the CRA operates and how much Tax Increment Financing (TIF) participation they contribute.

Mr. Jones highlighted the four steps of the plan update process, as well as the schedule, which has the plan process running through December of 2023 for adoption.

- Establish project expectations, which involves a discussion with Winter Park on the length of the extension and what areas are considered for expansion.
- Collection of data with regards to the CRA and finding of necessity areas.
- The plan update, which focuses on public engagement and a public workshop process. Through the discussions/feedback from the public, the city and the county, the plan will be developed.
- The plan adoption process which includes multiple review steps, following the recommendation to the City Commission for adoption.

A map was presented with the current CRA boundary, along with potential areas of expansion which focus on improving the commercial coordinators leading into the downtown Winter Park area. The areas highlighted are based on discussions held with city leadership and staff regarding the redevelopment objectives of the city, and areas that will benefit from additional infrastructure development and improvement.

Staff has recommended a minimum of a ten-year extension of the operational timeframe of the CRA, which was based on unfinished projects and delays caused by the COVID-19 pandemic, and the great recession years. Initial discussions held with Orange County staff indicated that they would entertain a potential expansion of the area along with an extension of the operational timeframe, however, Winter Park needs to clearly articulate what the benefit to Orange County would be.

Mr. Jones briefly explained the five steps for engaging Orange County in this discussion:

- Preliminary Discussions with County Administrator.
- Preparing the Compelling Story.
- Briefing County Staff and District Commissioner.
- Continuing Coordination through CRA Plan Modification and Adoption.
- Adoption of Revised Delegation of Authority Resolution (DAR) (Extension and Expansion).

In-person, and online community engagement, along with individual stakeholder interviews will be used to gather feedback from varying point of views.

The floor opened for discussion and the board asked varying questions about the time-frame suggested for extension, the areas for expansion and the role Orange County plays in the entire process. Staff made the necessary clarifications and explained the process in further detail.

b. Central Park West Meadow Public Facility Improvement

Staff spoke about enhancing Central Park facilities by adding restrooms to the park. The location proposed takes into consideration all possible areas within the park, and the design of the restroom will stay consistent with the architectural style of the Winter Park Main Stage and Train Station. Plans for the proposed restrooms were presented and explained in detail to help the board visualize the placement and appearance of the structure.

The floor opened for discussion and the board provided feedback of the proposed structure and asked questions. The next steps include discussing this during the CRA Agency budget work session on July 13, and gathering further feedback. The initial estimate for the project is about $750,000.00.

c. MLK Park Unity Corner and Shady Park Improvements

Brief updates were provided on both of these CIP projects related to MLK Jr. Park and Shady Park. Staff is hopeful that significant components of these projects will be completed before the beginning of the upcoming year.

6) Staff Updates

a. Staff Updates

Staff opened the floor for board questions regarding ongoing improvements/projects (found in the agenda packet). No discussion ensued.

7) Board Comments

There were none.

8) Upcoming Agenda Items

A proposed FY24 CRA Performa and Budget will be brought before the board for review.

Per staff suggestion, and board consensus, the August meeting will be canceled.

9) Adjournment

Motion made by Carlos Benitez to adjourn the meeting; seconded by Lindsay Eriksson. Motion carried unanimously with a 4-0 vote.

The meeting adjourned at 6:44 p.m.

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