



Community Redevelopment Agency Regular Meeting Minutes

November 9, 2022 at 2:30 p.m.

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

Present

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

1) Call to Order

Mayor Anderson called the meeting to order at 2:30 p.m.

2) Public Comments (for items not on the agenda): Three minutes allowed for each speaker

Carol Everett, 730 W. New England Avenue, asked how the CRA can assist the residents of Hannibal Square that was adversely affected by Hurricane Ian. (Addressed later in this meeting under Item 5b.)

Linda Walker Chappell, 794 W. Comstock Avenue spoke about loss of programming in the community and asked for funding for her organization, Youth Can, in order to provide programs benefiting the youth in the community.

3) Consent Agenda

- a. Approval of the minutes of August 24, 2022

Motion made by Mr. George to approve the Consent Agenda; seconded by Commissioner Weaver. There were no public comments. **Motion carried unanimously with a 6-0 vote.**

4) Action Items

- a. MLK Park Enhancement Project - Call for Artist

Assistant Division Director of Economic Development/CRA Kyle Dudgeon gave an update on the project schedule and showed the proposed enhancements. He provided details on MLK Memorial including a sculpture for which approval is requested to move forward with a RFP for an artist to design the sculpture and help to frame hard/landscape improvements/unity wall. He responded to questions regarding community input that indicated support of the concept with a life-size sculpture of Dr. King facing the street, memorial wall and landscape/ hardscape improvements.

Director of Parks and Recreation Jason Seeley added that in meetings with a group from Hannibal Square, there was agreement on general concept and said the project is at the point to move forward with the RFP for an artist.

Commissioner Sullivan asked about selling memorial bricks. Mr. Seeley responded that from a fundraising standpoint, sale of memorial bricks is not recommended due to the cost of the bricks and installation cost.

Motion made by Commissioner DeCiccio to approve the concept and RFP as presented for the sculpture; seconded by Commissioner Sullivan.

Carol Everett, 730 W. New England Avenue, asked what will go on the memorial wall in lieu of bricks. Mr. Dudgeon stated the names of the owners of the property prior to this becoming a park will be on the wall. Mr. Seeley said that Heritage Center has the list of those property owners who lost their property to eminent domain to create the park.

Motion carried unanimously.

5) Staff Updates

a. CRA Extension - Scope of Work

Mr. Dudgeon provided details on the potential extension and/or expansion of the CRA and next steps to develop a scope of work for consultant support and issue a solicitation. During the process, consideration should be given to modification of the CRA Plan through work with Orange County, staff, advisory boards, and public.

Mayor Anderson noted that because the penny sales tax did not pass, the city will have to source funds from and for CRA. He asked whether the scope will address the areas previously identified by the commission as potential changes to the CRA boundaries. Mr. Dudgeon replied yes. Mayor Anderson suggested those areas be included in the RFP document.

Commissioner Sullivan suggested that The Plymouth apartments may qualify as one of the areas selected for potential expansion and noted that the OAO provides for affordable housing in three areas where work force housing may qualify as well.

Mr. George supported retaining a consultant to provide detailed information that supports the city's request to Orange County for an extension and/or expansion, but feels an extension seems to be a clearer path than expansion.

There were no public comments.

Motion made by Mayor Anderson to approve with inclusion of the map options drafted by the Commission; seconded by Commissioner DeCiccio. Motion carried unanimously with a 6-0 vote.

b. Amending the Home Rehab Program to Accommodate Emergency Response

Mayor Anderson noted that a community meeting was held recently regarding Hurricane Ian with discussion about FEMA response, source of stormwater/flooding and impact of the 500-year flood event. This program was developed as a result of the hurricane and subsequent weather events and is designed to bridge the gap to FEMA assistance.

Division Director of OMB Peter Moore reviewed the existing home rehab program which the city can be amend to provide for emergency assistance and to increase the income limitations. He said he views this amended program as a supplement to FEMA programs and insurance if those funds were insufficient to make repairs. City staff met with FEMA representatives and learned that some property owners are not completing the required FEMA SPA loan registration on line, which caused delays in processing applications.

Additional FEMA resources noted were Barnett Park and Greater Orlando Habitat for Humanity and links to these resources can be added to the city's website.

Mr. Moore reviewed the proposed amendments to the program:

- Requires a declared state of emergency by the Governor of Florida.
- Removes the restriction on the ten-year reuse prohibition.
- Raises the household income eligibility to Moderate (120% AMI).
- Provides up to \$20k as available in the CRA budget.
- Applicant must exhaust FEMA availability first.
- Applicants with insurance coverage may apply to have deductibles covered. This may allow homeowner some potential support to acquire flood insurance.

Staff responded to questions on programs, eligibility, restrictions on use, income level and timely access for assistance.

Motion made by Commissioner Sullivan to include emergency responses as part of the assistance for moderate income houses during declared emergencies; seconded by Commissioner Weaver.

Carol Everett asked whether the city will be declaring Hannibal Square a flood zone so homeowners can obtain flood insurance. Mr. Knight advised that FEMA determines flood zones and noted that it is more difficult and expensive to get flood insurance if a home is in a flood zone.

Bonnie Hamilton asked if there are plans to raise the income limit for the water remediation program in order to aid those at a higher income level.

Linda Walker Chappell thanked the Mayor and staff for coming out to assist the community. She expressed her concern that \$20k is not enough for home rehab and

questioned why funding cannot be increased by \$10k when the city is considering expanding the CRA.

Mr. Moore clarified that the regular housing rehab program maximum is \$30k and that \$20k is proposed for the emergency program. He said that the water remediation program is based on low income, as is the case with other city programs, and because of residents' concerns, the income level for the emergency program was increased from low to moderate. He explained how the CRA is funded and said he understands Mrs. Walker-Chappell concern to be that funds in the current CRA will be allocated to projects in the expanded CRA, which ultimately is a policy decision.

Mayor Anderson supported the water remediation and would like the program be part of this going forward and become an early payment part of the program.

Mr. George suggested providing education to homeowners on flood insurance.

Motion carried unanimously with a 6-0 vote.

6) Board Comments

Commissioner DeCiccio suggested giving Mr. Knight authority to use funds currently allocated for a parking garage at the Library and Events Center to repair infrastructure in the area. Mr. Knight said he will prepare a plan for commission consideration.

Mayor Anderson asked which local organizations in the CRA are receiving funding money and add to the next CRA agenda for discussion.

7) Adjournment

The meeting was adjourned at 3:31 p.m.

Mayor Phillip M. Anderson

ATTEST:

City Clerk Rene Cranis