Community Redevelopment Agency Regular Meeting Minutes

August 24, 2022 at 1:30 p.m.

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

Present

Mayor Phil Anderson; Commissioners Marty Sullivan, Sheila DeCiccio, Kris Cruzada, and Todd Weaver; Orange County Representative Hal George; City Manager Randy Knight; and City Clerk Rene Cranis.

Also Present

Division Director of OMB Peter Moore and Assistant Division Director of Economic Development and CRA Kyle Dudgeon.

1) Called to Order

Mayor Anderson called the meeting to order at 1:30 p.m.

2) Consent Agenda

a. Approval of the minutes of February 9, 2022.

Motion made by Commissioner Weaver to approve the Consent Agenda; seconded by Commissioner Sullivan. Motion carried unanimously with a 6-0 vote.

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

4) Action Items

a. CRA Budget FY22-23

Mr. Dudgeon gave a presentation on the CRA budget reviewing the TIF history, expenditure percentages of overall budget, marketing communications, and programs including the housing rehabilitation program with a recommendation to increase cap to $30k per applicant. He summarized rollover projects and FY 23 capital projects which includes MLK Park and Hannibal Square Streetscape Standards. He explained two recommended additional streetscape projects: Denning Drive (north of Webster) and Denning Drive/Fairbanks Avenue improvements. He reviewed recommended revisions to the capital projects increasing funding for MLK Park Enhancement ($500k); Denning (north of Webster, ($500k), and Denning/Fairbanks ($321,765) and reducing funding for Hannibal Square Design Standards ($200k) Misc. Enhancement ($140k) and Business Façade Program ($100k).

He reviewed the current budget and proposed budget which results in a projected balance of $1.5M by the end of the CRA in 2027. He responded to questions regarding project scopes, components and funding.

Mayor Anderson questioned whether the entire greenway connectivity plan should be seen before budgeting from the CRA or other funds. He suggested that CRA funding be identified for connectivity within the CRA, not toward the cost of the entire connectivity project.

Commissioner DeCiccio asked whether funding for the post office can be reallocated since there has been no movement by the USPS to sell the property. Mr. Moore stated that CRA dollars cannot be used to supplant general fund dollars and can only be reallocated to fund other projects within the CRA and only if those projects are not in and budgeted in the existing CIP.

Upon questioning by Commissioner Cruzada, Mr. Dudgeon explained State Statutes regarding the use of remaining CRA funds at the end of the CRA. The Agency would still be managing the existing balance but would not be receiving additional revenue. Mayor Anderson suggested a future discussion on earmarking funds.

Mr. Dudgeon and Engineer Huong Lim responded to questions from Commissioner Weaver regarding the design of Denning Drive and Denning/Fairbanks Avenue improvements. Discussion was held on the extending the center and left-turn lanes on Denning. Commissioner Weaver suggested dredging Lake Mendsen. Mr. Knight recalled that a portion of the lake has been dredged but will follow up with staff.

Mr. George spoke about funding for Denning Drive improvements. Mr. Knight said staff will present suggestions to Kimley Horn. Discussion ensued on the design, scope and funding.

Motion made by Commissioner Weaver to approve the budget as recommended; seconded by Commissioner Sullivan. There were no public comments. **Upon a roll call vote, Commissioners Sullivan, DeCiccio, Cruzada and Weaver, Mr. George and Mayor Anderson voted yes. Motion carried unanimously with a 6-0 vote.**

Consensus was to have staff give an update on the strategic investment plan.

b. RESOLUTION 0017-22 - A RESOLUTION OF THE CITY OF WINTER PARK COMMUNITY REDEVELOPMENT AGENCY, FLORIDA, APPROVING PARTICIPATION IN THE FLORIDA MAIN STREET PROGRAM.

Mr. Dudgeon presented the request from Park Avenue District to support its application for participation in Florida Main Street program and provided details on the program. He responded to questions regarding the application and qualifications and advised of a six-month time frame to establish a board of directors and hire a full-time staff person.

Commissioner DeCiccio asked for a commitment from the staff to assist Hannibal Square to become a Main Street in the future.

Mr. Dudgeon recapped the efforts of the EDAB's work to look at the "right mix" of businesses on Park Avenue and looking at the ratio of businesses and the ancillary benefits of the district and impact to areas outside of Park Avenue He clarified the city is only supporting this application with no financial commitment and the potential to apply for grants and responded to additional questions.

Commissioner Sullivan expressed his concern that Community Redevelopment Advisory Board (CRAAB) did review this. Mr. Dudgeon said resolutions have not typically been reviewed by the CRAAB and due to the application deadlines, this was not taken to the Board.

Motion made by Commissioner Sullivan to approve the resolution as presented; seconded by Hal George. There were no public comments. **Upon a roll call vote, Commissioners Sullivan, DeCiccio, Cruzada and Weaver, Mr. George and Mayor Anderson voted yes. Motion carried unanimously with a 6-0 vote.**

5) Staff Updates

a. CRA extension discussion

Mr. Dudgeon recapped prior discussions on potential boundary modifications and a 10-year extension of the CRA He asked for direction to work with the public and CRAAB to continue. He explained that County needs to see the need and value in order to approve the boundary modification and/or extension and reviewed partnerships with Orange County for attainable housing, technology, transportation/mobility, cost of doing business, economic catalyst. He showed areas to consider for expansion including Orange Avenue/Orlando connection and reduction of Park Avenue. He reviewed anticipated growth rate, impact on TIF revenue, considerations and initiatives and implications. He responded to questions regarding inclusion/exclusion of Park Avenue since the area is the largest contributor of TIF revenue. Mr. Knight noted that the commission will have to determine which areas to add or remove.

Commissioner Sullivan supported the elimination of Park Avenue and adding areas in need of improvement, the Orange Avenue district, Plymouth project and the area of the tree farm.

Commissioner Cruzada said he would like to get at least an extension if not a modification of boundaries which include assets of the Housing Authority, portions of Orange Avenue and areas of blight and code enforcement violations.

Mr. George expressed his concern about asking for both an expansion and extension because at this point, it is not based on any firm information and about resistance by prior commissions to an expansion or extension. Mr. Knight advised that he and Mayor Anderson met with Mayor Demings and feel the County is more willing to consider the requests than in previous years.

Mr. George said he feels expansion will be the difficult part and that the city should focus on extension in order to complete current and planned projects, i.e. MLK Park. Discussion followed on options for expansion, the likelihood of the County approving an expansion versus an extension and benefits and risks of each.

Mayor Anderson said he feels it may be better for the city as a whole to let it expire. He spoke about opportunities to reinvest in the Plymouth, Meadows and Tranquil Terrace communities operated by the Housing Authority. He said he feels it is worth asking for an extension to complete unfinished projects.

Mr. Knight said another alternative to eliminating Park Avenue is to increase the rebate to Orange County, and maybe to the city. Another alternative is to let the current CRA lapse and to create a new CRA. Further discussion was held on options and benefits.

Commissioner Cruzada asked for an analysis of the options for expansion, extension, neither or both. Mayor Anderson suggested including the Plymouth and retaining everything west of RR track in CRA.

6) Board Comments

7) Adjournment

The meeting was adjourned at 3:05 p.m.

____
Mayor Phillip M. Anderson

ATTEST:

____
City Clerk Rene Cranis