



Community Redevelopment Agency Meeting Minutes

February 24, 2021 at 2:45 p.m.

Winter Park Community Center
721 W. New England Avenue | Winter Park, Florida

Present

Mayor Steve Leary
Commissioner Marty Sullivan
Commissioner Sheila DeCiccio
Commissioner Carolyn Cooper
Orange County Representative Hal George

City Manager Randy Knight
City Attorney Kurt Ardaman
City Clerk Rene Cranis

Also present

Peter Moore, Division Director of Office and Management and Budget

Absent

Commissioner Todd Weaver

1) Meeting Called to Order

Mayor Leary called the meeting to order at 2:45 p.m.

2) Citizen Comments (items not on the agenda)

3) Consent Agenda

- a. Approve the minutes of January 13, 2021

Motion made by Hal George to approve the Consent Agenda; seconded by Commissioner DeCiccio. Motion carried with a 5-0 vote. Commissioner Weaver was absent.

4) Discussion Items

5) Action Items

- a. Purchase Agreement for 901 W. Fairbanks Avenue, Winter Park, FL 32789, and discussion of additional properties along Fairbanks Avenue.
- b. Proceed to negotiate purchase agreement for 929 - 957 W. Fairbanks Ave.

Mr. Knight noted the status of agreements for purchase of properties for Fairbanks Avenue improvements.

Mr. Moore gave a presentation on the CRA pro forma through 2027, when the CRA is scheduled to end, and on approved funding allocations resulting in an anticipated balance of \$7 million at the end of the CRA. He responded to questions on projections given the pandemic/economy, funding scenarios, impacts and other potential funding obligations.

Mayor Leary asked for an update on Post Office discussions. Mr. Knight stated that the Letter of Intent has been cancelled; however, the city will continue to look at other options. He advised that the Post Office preference is to keep both the carrier and retail functions together within certain area and have rejected sites due to the separation of functions and added that the city is not under any time constraints.

Commissioner Cooper suggested that this be brought forward at Commission's next meeting.

Mayor Leary said he feels that the city has given a good faith effort and there is no reason to hold \$7.5 million in the budget and he would like to fund other projects to improve the CRA.

Discussion followed on Post Office options and potential to reach an agreement.

Commissioner DeCiccio stressed the need the property for turn lanes at the Fairbanks/Denning intersection.

Commissioner Sullivan spoke in favor of traffic improvements and feels the Post Office matter is a long-term issue and efforts should be continued.

Mr. George expressed his concern about the unknown cost of Post Office and that it would be more prudent to use funds for the more immediate need for transportation improvements.

Mr. Knight clarified the requests to move forward with purchase agreement for the dry cleaner property and to negotiate a purchase agreement for the property at 929-957 W. Fairbanks, which would come back for approval. He commented on the unknown terms of the existing leases of the tenants on what is referred to the "wine barn" property.

Motion made by Commissioner Cooper to approve the sale and purchase agreement of 901 W. Fairbanks Avenue property and business for \$750,000; seconded by Commissioner DeCiccio.

Motion made by Commissioner DeCiccio to proceed to negotiate the purchase agreement for 929 – 957 Fairbanks Avenue with a \$5,000 payment to begin negotiations and to return purchase agreement to the commission for consideration; seconded by Commissioner Sullivan.

There were no public comments.

Upon a roll call vote on the motion to approve the sale and purchase agreement of 901 W. Fairbanks Avenue property and business for \$750,000, Mayor Leary, Commissioners Sullivan, DeCiccio and Cooper, and Mr. George voted yes. Motion carried with a 5 - 0 vote. Commissioner Weaver was absent.

Upon a roll call vote on the motion to proceed to negotiate the purchase agreement for 929 – 957 Fairbanks Avenue, Mayor Leary, Commissioners Sullivan and DeCiccio, and Mr. George voted yes. Commissioner Cooper voted no. Motion carried with a 4 - 1 vote. Commissioner Weaver was absent.

6) Adjournment

The meeting adjourned at 3:18 p.m.

Mayor Phillip M. Anderson

ATTEST:

City Clerk Rene Cranis