

Board of County Commissioners

Discussion Item
Winter Garden
Community Redevelopment Agency (CRA)

March 8, 2022



Presentation Outline

- Background about CRAs
- Winter Garden CRA Overview
- Redevelopment Plan Update
- Resolutions
- Requested Action





Background and Purpose

- Winter Garden CRA is scheduled to sunset January 1, 2023
- City is requesting to extend the CRA for an additional 10 years to focus on redeveloping East Winter Garden
- Provide a synopsis of CRAs
- Review the Winter Garden CRA and the request



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Background about CRAs

- **Local governments designate a redevelopment area based on a finding of necessity and establish a CRA to implement a redevelopment plan**
 - Authorized by § 163, Fla. Stat.
 - Foster redevelopment of targeted areas (§ 163.340, Fla. Stat.)
- **Redevelopment plan identifies projects to revitalize the area**
 - Substandard building structures, shortage of affordable housing, inadequate, infrastructure/parking, and insufficient roadways
- **Source of funding is tax increment financing (TIF)**
- **Public investment spurs private sector investment**



Background about CRAs

▪ Requirements

- Charter counties are granted exclusive authority to create CRA districts within their jurisdiction (§ 163.410, Fla. Stat.)
- A charter county may delegate such authority to municipalities within its boundaries via an inter-local agreement

▪ Governance

- CRA Governing Board - BCC or City Council + County Representative
- Advisory Committee
 - Makes recommendations to governing board



Background about CRAs

- **Orange County CRAs - 2**
 - BCC is the Board of Directors
 - International Drive CRA and Orange County (Orange Blossom Trail) CRA
- **Municipal CRAs - 7**
 - Board of Directors is the city council or the city council plus one or two additional appointed members, one of which is appointed by the Board
 - Apopka, Eatonville, Maitland, Ocoee, Orlando, Winter Park, and Winter Garden





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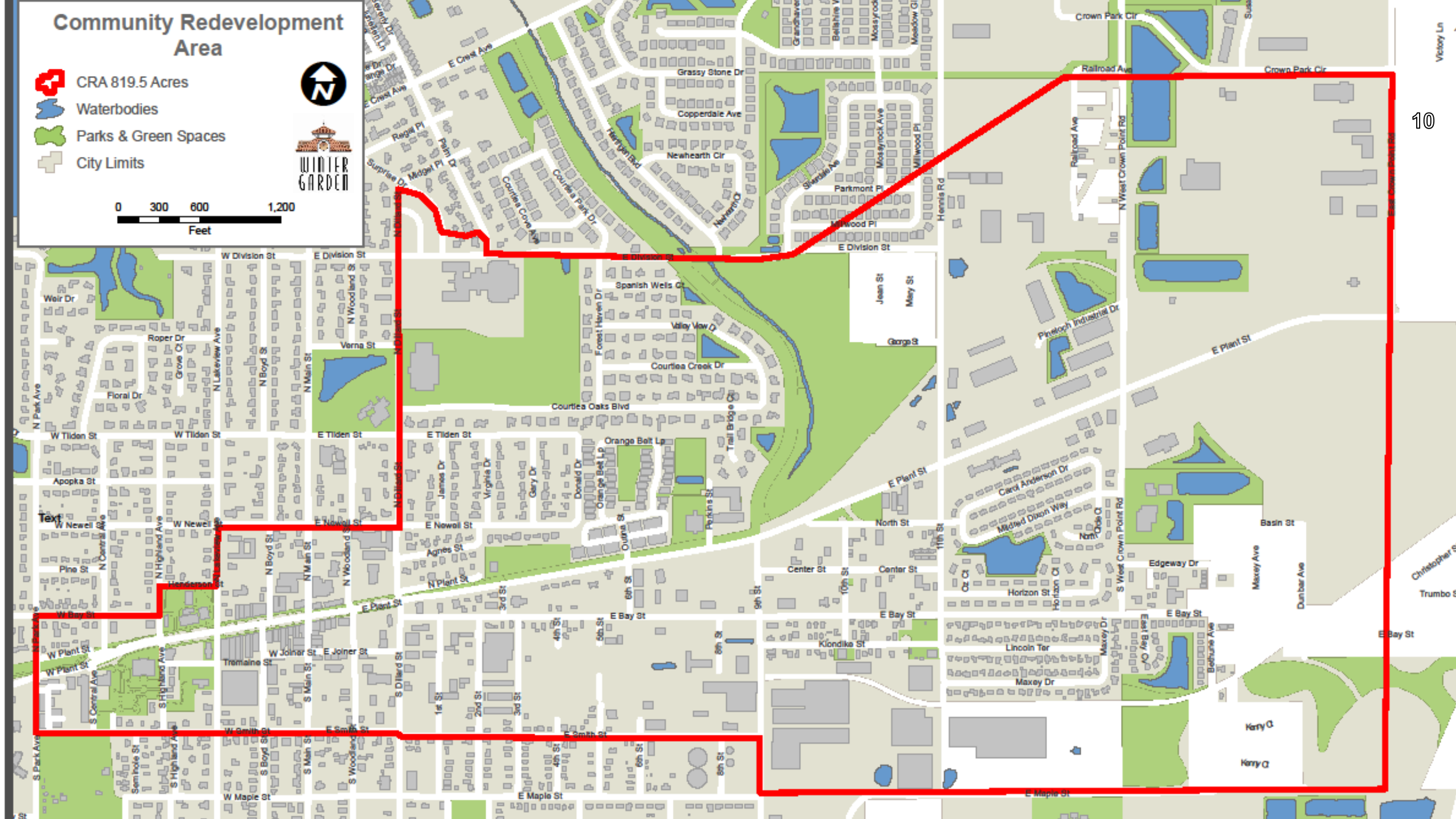
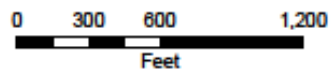
Winter Garden CRA Overview

- In 1992, the Winter Garden CRA was created and the CRA Redevelopment Plan adopted to revitalize the area in and around the City's downtown
 - Initial term of the plan was for 30 years, ending January 1, 2023
- In 1996, the CRA boundaries were expanded (Winter Garden II) to focus on residential development in the downtown and neighborhoods in the CRA



Community Redevelopment Area

-  CRA 819.5 Acres
-  Waterbodies
-  Parks & Green Spaces
-  City Limits





Winter Garden CRA Overview

▪ Winter Garden CRA Organization Structure

–CRA Board- 7 to 9 members

- 5 City Commissioners, 1 County Appointee, and 1 City Commission Appointee

–CRA Advisory Board- 7 to 9 members

- Business or property owner or resident of the CRA

–City Staff

- Works with CRA Board and CRA Advisory Board to implement CRA Plan and manages the tax increment funding
- CRA funds are not used for administrative or personnel costs





Winter Garden CRA Overview

▪ Financial Details

–FY 2021 Budget- \$1,594,302

- Expended- \$722,610
- County contribution- \$791,413

–Rebate provisions

- Generate more than \$1 million, 30% rebate to the County
- Generate more than \$2 million, 50% rebate to the County

–FY 2024-2033 (10 year) TIF Projections

- City contribution- \$10,889,343
- County contribution- \$10,731,327
- Estimated rebate- \$269,079 (FY 2027-2033)



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Winter Garden CRA Overview

- Winter Garden is requesting to modify and extend the CRA Plan for 10 years to focus on redeveloping East Winter Garden
 - Historically-black underserved neighborhood
- City committed (via resolution and inter-local agreement) to earmark 75% of the City's and County's TIF contribution strictly to East Winter Garden



EAST WINTER GARDEN PLAN



Winter Garden CRA Overview

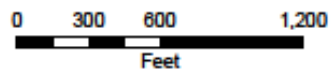
▪ East Winter Garden Plan

- Revitalize East Winter Garden neighborhood and commercial district
 - *One Winter Garden*; increase homeownership and housing options; improve health/recreation and safety/security; add new destinations within walking and biking distance; and continue support for initiatives underway
- Identifies short-term (1-5 years), mid-term (6-12 years), and long term (13-20+ years) actions/projects
- Example projects: traffic signals, sidewalks, crosswalks, mixed-use development, streetscape, roundabouts, building renovations, residential infill, and bike path connections

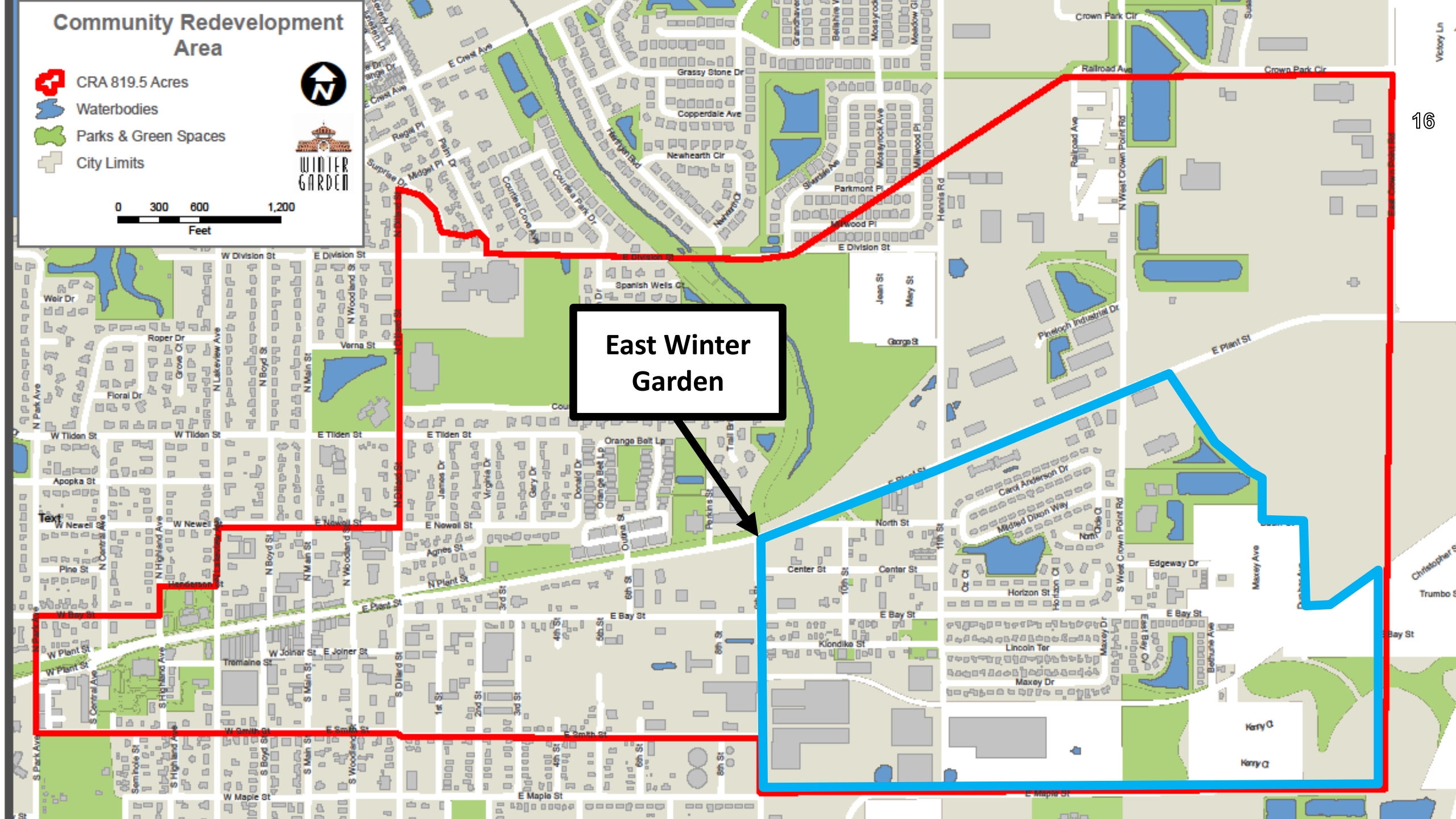


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East Winter Garden





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Resolutions

- **Winter Garden CRA and City Commission Resolution No. 21-08**
 - Adopted February 24, 2022
 - Adopted and approved first amendment to Winter Garden Community Redevelopment Plan (CRA Plan Amendment)
 - Approved first amendment to inter-local redevelopment agreement
 - Execution by Orange County required
- **Orange County Resolution**
 - BCC consents to CRA Plan amendment, extending the sunset date to January 1, 2033, and committing 75% of revenues to eastern portion of the CRA
 - BCC approves the First Amendment to ILA and authorizes execution by the Mayor



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Requested Action

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- **Approval and execution of Resolution of the Orange County Board of County Commissioners regarding the Winter Garden Community Redevelopment Agency; Consenting to amendment of the Community Redevelopment Plan to extend the CRA's sunset date to January 1, 2033 and adopting the East Winter Garden Plan; Approving the First Amendment to Inter-local Redevelopment Agreement between Orange County, City of Winter Garden, and the Winter Garden Community Redevelopment Agency.**

District 1