

BCC Mtg. Date: March 22, 2022



Community Redevelopment Agency Meeting Minutes

February 9, 2022 at 2:00 p.m.

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

Present

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

1) Call to Order

2) Consent Agenda

- a. Approval of minutes of the regular meeting, September 8, 2021

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

3) Citizen Comments (for items not on the agenda): Three minutes allowed for each speaker

4) Action Items

- a. Shady Park Improvements Project

Kyle Dudgeon, Asst. Division Director of CRA and Economic Development, gave a presentation on the background of the development of Shady Park plans. He reviewed proposed improvements that include a heritage and history memorial, increased greenspace and landscaping, site amenities and rehabilitation of existing historic markers. He said a community group is recommending an art piece in recognition of four historical figures in the community. Staff is requesting direction on the art piece, the budget - that all improvements including the art proposal can be accommodated within the existing project budget of approximately \$250k (after \$50k spent to remove the spray play), and pending direction, consideration of a Letter of Interest (LOI) to solicit artists.

Commissioner Cooper expressed her reluctance about the statue since the city does not have statues of city founders, but has numerous plaques. She spoke about the city's naming policy and said she is comfortable with looking at this but does not want to change that policy. She said she feels it is critical to stay within the budget and that there should be no sole sourcing of an artist.

Mr. Knight said that the policy applies to naming of parks and facilities but he is not aware of policy relating to statues.

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c: County Mayor
County Attorney Commissioner Districts 2, 3 & 6 only
County Administrator Other(s)
(Minutes are on file in the Comptroller Clerk's Office)

Jason Seeley, Director of Parks and Recreation, provided details on the budget and on the different components of the plan.

After discussion, Mayor Anderson summarized actions requested to approve move forward with a remaining budget of \$250k and whether the commission is comfortable with the artwork being a statue/bust of individuals.

Motion made by Commissioner DeCiccio to approve the budget and the dimensional artwork; seconded by Commissioner Sullivan.

Lee Rambeau Kemp, 1359 Chapman Circle, thanked the CRA and staff for their support and named the members of the MLK/Shady Park Committee. She stated their most important request is approval of a monument depicting the bust and bios of four pioneers of Hannibal Square area (Mary Lee DePugh, Gus Henderson, Frank Israel and Walter Simpson). Their request also includes a panel at the base of the monument with the history of Hannibal Square, restoration and enhancement of current markers and funding at a total cost of approximately \$225k.

Mr. Seeley noted that there is a bust of Ruby Ball at the Ruby Ball Amphitheater.

Maria Bryant responded to questions about the cost and budget noting that the cost has increased from before the pandemic. She spoke about sustainable development goals and feels these projects add to the goals of sustainable living, quality education and partnership.

Commissioner Cooper said that she feels the budget needs to identify the components and cost and asked whether the art would be funded first. Mr. Seeley said they would start with the art and adapt the budget based on remaining funds after the monument is completed. Commissioner Cooper said she would not be opposed to eliminating brick sidewalks as they do not have them in Central Park.

Discussion followed on the details of the artwork. It was confirmed that the budget would cover the cost of the artwork and delivery, but the city would have the responsibility for preparing for installation and installation.

Mary Daniels asked for approval of the request and the budget.

Lawanda Thompson, 664 W. Lyman Avenue, supported the plan and spoke about the Soko Marketplace and tours offered of the community. She invited everyone to attend the 1619 Festival this weekend. She urged caution in the accuracy of the historical information on any markers.

Martha Bryant Hall, 331 W. Lyman, expressed her support of the project.

Jane Turner said she supports the project.

Forrest Michael, 358 W. Comstock, spoke about results of research they conducted for this project.

Madison Jamerson, 268 Balsam Lane, recognized the work of the committee and urged the commission to approve the project.

Mayor Anderson said he feels that 3-D depictions are more impressionable than the verbiage and it is consistent with city's pursuit of installing historical markers.

Mr. George agreed with Mayor Anderson and asked for clarification on the budget for improvements aside from the artwork.

Division Director of OMB Peter Moore said that the budget is \$250k and suggested that the cap for artwork be set at \$200k and the remaining improvements at \$50k.

Motion made by Commissioner DeCiccio to amend the motion to approve at \$200k for the artwork and \$50 for the landscape and hardscape; seconded by Commissioner Weaver.

Commissioner Cooper said she supports the west-side community and respects its history but expressed her concern about losing the sense of the city's history. She said she would like to talk about "our" history, combined to avoid further division of the east and west side of Winter Park in the future. She said she sees value in investing in Shady Park provided it is done within a budget.

Commissioner DeCiccio noted other monuments in the city and feels there is no better way to commemorate the founding of the city.

Upon a roll call vote on the amendment, Commissioners Sullivan, DeCiccio, Cooper and Weaver, Mayor Anderson and Mr. George voted yes. Motion carried unanimously with a 6-0 vote.

Upon a roll call vote on the main motion as amended, Commissioners Sullivan, DeCiccio, Cooper and Weaver, Mayor Anderson and Mr. George voted yes. Motion carried unanimously with a 6-0 vote.

b. MLK Park Memorial Corner

Mr. Dudgeon reviewed the background of efforts to install a memorial at MLK Park and prior conceptual plans. Direction is needed on whether to move forward with the plan from 2011, the budget, cost and Letter of Interest on elements of the memorial wall and monument. He noted that \$100k has been budgeted for hardscape improvements with an overall cost estimate between \$450-500k. He explained the CRA 10-year pro forma and suggested that most direct path for funding would be to reallocate \$400k from FY 22 cumulative fund balance to the MLK Park Improvement Budget.

Staff responded to questions regarding the budget. Mr. Seeley noted that \$100k is budgeted for Unity Corner as well funds for landscaping and general hardscape improvements as part of the \$625k budgeted for overall MLK Park improvements. Mr. Moore clarified that the request is to add \$400k to the existing \$100k budget for this project which is included in the \$625k budgeted in FY 22 for MLK Park Improvements which results in a total of \$500k to do the memorial corner.

Motion made by Mayor Anderson to approve increasing the allowance from \$100k to \$500k with \$400k to be funded from the CRA surplus; seconded by Commissioner Weaver.

Mrs. Kemp provided historical context of memorial and land of former Lake Island Estates with lots once owned by black residents and converted to a park in 1955 through eminent domain and named MLK Park in 2013. She showed images of the preferred style for MLK statue (6 ft. bronze). She asked for approval for a monument honoring Dr. King, a naming wall to commemorate west side residents who once lived where MLK Park and the library and events center now stand and for funding (\$500k) to complete this project.

Mr. Dudgeon provided details on the MLK memorial corner which includes sidewalks, paver elements behind the flag poles, monument wall, MLK statue/sculpture. He requested approval of the conceptual plan in order to prepare a more detailed plan. Discussion followed on components of the plan.

Commissioner DeCiccio spoke in favor of moving forward as completion has been delayed far too long. Commissioner Sullivan and Mr. George agreed.

Commissioner Cooper expressed her concern about the statue. She showed a photo of a dedication plaque that she had expected would be displayed at this corner and questioned where the plaque is and how it turned into a promise for a sculpture. She said she is not going to support this because she does not want statues of people who are not Winter Park residents; however, she does support the wall. Mr. Seeley confirmed that the plaque is at the Community Center. Discussion followed on the intent for the plaque.

Mary Daniels stated the bronze statue was part of plan in 2013.

Maria Bryant noted that the plan is the same conceptual plan that was presented at ribbon-cutting.

Martha Hall urged commission to approve and said there are options in lieu of a statue.

Forrest Michael, 358 W. Comstock, said the committee has discussed alternatives to sculpture and would like for committee to look further at alternatives.

Anjali Vaya, 521 N. Capen, expressed her hope for Commission approval.

Carol Rosenfelt, 1642 Lookout Landing Circle, CRA Advisory Board member, said the board discussed concerns about the cost and rules for statues. She said she feels statues should be of founders and should be considered.

Motion made by Commissioner Cooper to approve the request as stated with the amendment that the committee look into a representation of the value and the life of MLK, something similar to the plaque or a more conceptual art piece as was presented during the unveiling in 2013. Motion failed for lack of second.

Upon a roll call vote on the main motion, Commissioners Sullivan, DeCiccio and Weaver, Mayor Anderson and Mr. George voted yes. Commissioner Cooper voted no. Motion carried with a 5-1 vote.

5) Board Comments

6) Adjournment

The meeting was adjourned at 4:00 p.m.

Mayor Phillip M. Anderson

ATTEST:

City Clerk Rene Cranis

**Community Redevelopment Agency 10-Year Proforma
As of February 3, 2022**

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
ESTIMATED REVENUES										
TIF Revenue - City	3,641,491	3,859,980	3,898,580	3,976,552	4,095,848	4,259,682				
TIF Revenue - County	3,173,086	3,363,471	3,397,106	3,465,048	3,568,999	3,711,759				
Investment Earnings	20,000	20,300	20,605	20,914	21,227	21,546				
Misc. Revenues	30,000	30,000	30,000	-	-	-				
CRA Revenues	6,864,577	7,273,752	7,346,291	7,462,513	7,686,075	7,992,987				
Fund Balance	271,814	-	-	-	-	-				
Total Revenues	6,864,577	7,273,752	7,346,291	7,462,513	7,686,075	7,992,987				
ESTIMATED EXPENDITURES										
Personnel & Indirect Costs	546,807	565,551	585,022	605,251	626,275	648,898				
General Operating	381,487	386,782	399,058	411,763	423,055	434,686				
Community Initiatives	547,000	550,780	554,692	558,742	562,334	566,034				
Capital Maintenance	100,000	103,000	106,090	109,273	112,551	115,927				
Misc. Capital Enhancements	140,000	140,000	140,000	140,000	140,000	140,000				
Debt Service & Transfers	1,496,097	1,484,485	1,071,284	1,066,442	710,568	-				
Total Expenditures	3,211,391	3,230,598	2,856,146	2,891,471	2,574,783	1,905,545				
Annual Surplus/Deficit (Funding Available for Additional Projects and Programs)	3,653,186	4,043,154	4,490,145	4,571,042	5,111,292	6,087,443				
Proposed Project Addl. Funding										
Est. Totals	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
17/92 Streetscape	5,185,228	-	-	1,000,000	2,000,000	2,185,228				
New York Streetscape	400,000	400,000	-	-	-	-				
MLK Park Improvements	3,025,000	625,000	2,400,000	-	-	-				
Land Acquisitions	1,500,000	-	-	1,500,000	-	-				
Post Office Purchase	9,475,000	2,400,000	-	-	5,000,000	2,075,000				
Parking Structures	7,000,000	-	-	-	-	7,000,000				
Hannibal Sq. Design Guideline Implementation	200,000	-	200,000	-	-	-				
Central Park Stage Area Improvements	500,000	500,000	-	-	-	-				
Proposed CRA Project Funding Total	27,285,228	3,925,000	2,600,000	2,500,000	7,000,000	4,260,228				
Fund Surplus/Deficit	(271,814)	1,443,154	1,990,145	(2,428,958)	851,064	(912,557)				
Cumulative Fund Balance (Reserves)	743,197	471,383	1,914,537	3,904,681	1,475,724	2,326,788				

**Community Redevelopment Agency 10-Year Proforma
As Amended 2.9.2022**

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
ESTIMATED REVENUES										
TIF Revenue - City	3,641,491	3,859,980	3,898,580	3,976,552	4,095,848	4,259,682				
TIF Revenue - County	3,173,086	3,363,471	3,397,106	3,465,048	3,568,999	3,711,759				
Investment Earnings	20,000	20,300	20,605	20,914	21,227	21,546				
Misc. Revenues	30,000	30,000	30,000	-	-	-				
CRA Revenues	6,864,577	7,273,752	7,346,291	7,462,513	7,686,075	7,992,987				
Fund Balance	671,814	-	-	-	-	-				
Total Revenues	6,864,577	7,273,752	7,346,291	7,462,513	7,686,075	7,992,987				
ESTIMATED EXPENDITURES										
Personnel & Indirect Costs	546,807	565,551	585,022	605,251	626,275	648,898				
General Operating	381,487	386,782	399,058	411,763	423,055	434,686				
Community Initiatives	547,000	550,780	554,692	558,742	562,334	566,034				
Capital Maintenance	100,000	103,000	106,090	109,273	112,551	115,927				
Misc. Capital Enhancements	140,000	140,000	140,000	140,000	140,000	140,000				
Debt Service & Transfers	1,496,097	1,484,485	1,071,284	1,066,442	710,568	-				
Total Expenditures	3,211,391	3,230,598	2,856,146	2,891,471	2,574,783	1,905,545				
Annual Surplus/Deficit (Funding Available for Additional Projects and Programs)	3,653,186	4,043,154	4,490,145	4,571,042	5,111,292	6,087,443				
Proposed Project Addl. Funding										
Est. Totals							FY 2028	FY 2029	FY 2030	FY 2031
17/92 Streetscape	5,185,228	-	1,000,000	2,000,000	2,185,228	-				
New York Streetscape	400,000	400,000	-	-	-	-				
MLK Park Improvements	3,425,000	1,025,000	-	-	-	-				
Land Acquisitions	1,500,000	-	1,500,000	-	-	-				
Post Office Purchase	9,475,000	2,400,000	-	5,000,000	2,075,000	-				
Parking Structures	7,000,000	-	-	-	-	7,000,000				
Hannibal Sq. Design Guideline Implementation	200,000	-	200,000	-	-	-				
Central Park Stage Area Improvements	500,000	500,000	-	-	-	-				
Proposed CRA Project Funding Total	27,685,228	4,325,000	2,600,000	2,500,000	7,000,000	4,260,228	7,000,000			
Fund Surplus/Deficit		(671,814)	1,443,154	1,990,145	(2,428,958)	851,064	(912,557)			
Cumulative Fund Balance (Reserves)	743,197	71,383	1,514,537	3,504,681	1,075,724	1,926,788	1,014,230			