

**COMMUNITY
REDEVELOPMENT AGENCY (CRA)
WORK SESSION
JULY 22, 2014**

Attendees: Chairman Robert Dallari (District 1) (late)
Vice Chairman Brenda Carey (District 5)
Commissioner John Horan (District 2)
Commissioner Lee Constantine (District 3)
Commissioner Carlton Henley (District 4)
Chief Deputy Clerk Bruce McMenemy
Deputy County Manager Joe Forte
County Attorney Bryant Applegate
U.S. 17-92 CRA Program Manager Sonia Fonseca
Deputy Clerk Erin Leben

Vice Chairman Carey called the meeting to order at 4:42 p.m.

Sonia Fonseca, U.S. 17-92 CRA Program Manager, stated the objective of this work session is to give a status of where the CRA is as of this fiscal year and to obtain direction upon their priorities, polices, and programming. She displayed a PowerPoint presentation (received and filed).

Ms. Fonseca discussed the first part of the presentation, which pertained to the U.S. 17-92 CRA accomplishments and status. She advised they have taken in \$23.3 million since 1997 and have either expended or committed \$16.5 million, including listings that are reserved or carried forward, which leaves the CRA with \$6.8 million in reserves at the end of the fiscal year.

Chairman Dallari entered the work session at this time.

Ms. Fonseca stated they currently have 18 applications in the pipeline that total \$5.2 million and the majority of them have

been through RPA review and approval, so they will be coming before the Board for a vote. She added they have some letters of interest from LYNX and the City of Sanford for Paw Park Village that total \$1.2 million, as well as a letter from the City of Lake Mary that requested an undefined amount for their upcoming project, as they have not requested any money yet. She advised they have not accepted any new applications since May 13, 2014.

Upon inquiry by Commissioner Horan, Ms. Fonseca advised that the funding that Bill Ray Nissan has received is within the \$16.5 million she discussed earlier. She also stated that of the \$16.5 million, all of it has been approved CIP or Master Plan projects. She stated that Bill Ray Nissan was not budgeted for the year it was expended.

Ms. Fonseca discussed a breakdown of the revenues and grants by jurisdiction, type, and status.

Ms. Fonseca reviewed the current applications that are in the pipeline and advised they will be coming to the BCC for a vote. She advised that anything that goes to the RPA and is approved will come to the CRA. She said that all of the listed projects are eligible activities that meet an objective in the Master Plan and they all meet something that is in the Capital Improvement Plan (CIP).

Ms. Fonseca advised that if the BCC were to approve everything that is in the pipeline, the CRA would end up with \$1.6 million

at the end of the fiscal year, and if they were to decide to fund LYNX and Paw Park Village, the balance would be \$.4 million at the end of this fiscal year, with which to start next year, reducing them to nothing more than the revenues that are coming in annually.

Upon inquiry by Commissioner Carey, Ms. Fonseca advised that the area of the Casselberry Exchange Study is not inside the boundary of the study that has been done for Oxford Road. She stated they believe there is an overlap. She advised that once they get through the scope definition, they will be able to reduce that study request from Casselberry.

Upon further inquiry by Commissioner Carey, Ms. Fonseca explained what the detail of the \$2.7 million of carryforward referenced in the chart represents.

Commissioner Carey noted that the LYNX route that they discussed in the BCC meeting was one of the things that is on the list as coming forward for the neighborhood in Goldsboro.

Ms. Fonseca advised that they have made a very large grant to Bill Ray Nissan that they did not anticipate when they initially did the planning. She reviewed a chart displaying the Capital Improvement Plan as approved. She added that if they stay on the plan, they will go into a negative balance.

Ms. Fonseca reviewed the U.S. 17-92 CRA projects that are planned and not yet funded. She stated that they are factored into the numbers, but they do not have applications for them nor have they reserved money for them.

Chairman Dallari expressed his concern that the CRA is giving some cities more money than they have contributed.

The Board discussed the changes in the policies and procedures in the U.S. 17-92 CRA.

Ms. Fonseca stated that in the multi-party interlocal agreement it says that the RPA shall configure the reasonable connection between the contribution of the County and cities to the Trust Fund and expenditures from the Trust Fund for redevelopment improvement to properties located in the county and each of the cities with the goal of achieving a reasonably equitable distribution of Trust Fund monies within the jurisdictional limits of each and all of the parties to this Interlocal Agreement over the term of the implementation of the redevelopment plan.

The Board discussed their concerns regarding whether the money would be distributed fairly.

Ms. Fonseca advised that they can break the numbers down further to see what was collected in Seminole County, because in the cities there is no additional detail. Discussion ensued.

Ms. Fonseca discussed options and the effect on TIF (Tax Increment Financing). She advised that they have not met their budget for mini grants and they are currently at \$35,000, which can be reduced to \$15,000 at the next fiscal cycle and then eliminate the program after FY 2015/16.

Commissioner Horan stated the budgeted amount for private grants is relatively small.

Ms. Fonseca advised that the Transportation Study and the Place Making Study have been covered in the Oxford Road Study and she does not think they need to revisit those. She added that they have funding from the One-Cent Sales Tax and she is hoping they will not have to fund the Airport Boulevard turn lane from CRA money because it is unlikely it will begin before the sunset.

Ms. Fonseca reviewed the ending fund balances for the upcoming fiscal years.

Upon inquiry by Commissioner Carey, Ms. Fonseca advised that the funds for FY 2012/13 and FY 2013/14 were part of the plan before it went before the BCC so they left it as it was for comparison.

Upon further inquiry by Commissioner Carey, Ms. Fonseca stated there is quite a bit of money in the reserves that is already encumbered to a project.

Commissioner Carey stated that if a project is finished, they need to take whatever excess funds are there and put them back so they know how much money they have.

Commissioner Horan advised that there is not typically money left over because a project came in under budget.

Ms. Fonseca reviewed a chart that displays two options that assume the County will not fund the trail, the Business Development Assistance Grant, and the two studies. She explained a third option to not fund the landscaping, studies, and the Business Development Assistance Grant, which is the least intrusive of all of the options and puts the County in a positive balance.

Commissioner Carey opined that the most important thing to come out of this work session is to determine the philosophy of the Board, whether it is to continue to allocate the money first come, first serve or to regroup, assess the funds, and determine how they can use it to benefit everybody.

Chairman Dallari agreed with Commissioner Carey and opined they need to figure out how much money is where. Discussion ensued.

Commissioner Horan stated he feels that this is an important time to look at the CIP and possibly adopt new procedures regarding what will and will not be approved.

Ms. Fonseca reviewed the current CRA balance and projected income for the next three years.

Commissioner Horan suggested scheduling the next RPA meeting, having staff break down the numbers further, and reporting to the RPA that they need to reexamine the CIP and Master Plan, and then have recommendations from the RPA brought to the Board.

Ms. Fonseca reviewed the documents that she included in the packet she provided to the Board. She advised that before applications come before the CRA, they must be approved by the RPA. The CRA then has the authority to modify that approval.

Ms. Fonseca stated that after the sunset, the mini grants will be a monitoring issue and they are not making a great deal of a difference along the corridor.

Ms. Fonseca displayed the CRA Grant Comparison Chart.

Commissioner Horan explained that he thinks what the RPA will do is look at every type of grant, emphasize those that relate to infrastructure or the leveraging of any money and issue a recommendation to the CRA as to which ones should be kept.

Ms. Fonseca discussed the CRA grant approval process.

Commissioner Carey opined that now that the funds are limited, they should be funding projects similar to Oxford Road.

Ms. Fonseca reviewed the Grant Approval Process and advised it takes about 90 days to get a grant. She advised that staff recommends that if they consider keeping the mini grants, it should be for projects that exceed the code requirements. She added if they choose to keep the mini grant program at all, they will need to eliminate it after FY 2015/16.

Ms. Fonseca reviewed the CRA Grant Program Construction & Redevelopment Grant. She discussed the problems with the Redevelopment Grant.

Upon inquiry by Commissioner Carey, Ms. Fonseca expressed her concern that if the CRA does not get the financial information they require, they risk approving grants and the business shutting down. She stated that with the security instrument she discussed, the CRA has a fallback and can get their grant money back in the event the business does not maintain the property.

Discussion ensued regarding grants being used for enhancing properties or getting them back into code.

Ms. Fonseca reviewed the CRA Grant Program Aid to Government and advised it is where the CRA has spent most of their funds. She suggested considering having the jurisdictions come up with some matching funds from another source since they have not been

required to in the past. She stated they are getting a lot of extension requests, but if they are obligated in their contract to provide reports and ongoing photographs, that would allow staff to monitor their progress a little better. She added that any time they approve a grant at this stage, they should have a sunset sustainability plan.

Ms. Fonseca advised that there are several documents and two legal opinions that support the fact that they cannot expend money outside of the boundary.

John Omana, City of Lake Mary, addressed the Board to state the City of Lake Mary has always been interested in spending money within their CRA area, but part of their challenge is that their CRA is very small. He advised that conflicts with FDOT have been part of the challenge of them not utilizing the CRA.

Mr. Omana stated the City of Lake Mary is in the process of working closely with a charter school that wants to locate in the Victoria Square Shopping Center. He advised they have already received Conditional Use approval from the Planning & Zoning Commission, and it will be before the City Commission next month. He opined that if they can take advantage of the funds for this project, it could create a positive domino effect for the Victoria Square Shopping Center.

Discussion ensued regarding the contribution of the other governments to the CRA.

Ms. Fonseca stated she will break down her chart to show the unincorporated areas and her direction is to eliminate the mini grants.

Mr. Applegate commended Ms. Fonseca on doing a tremendous job as the CRA Program Manager.

Chairman Dallari adjourned the meeting at 5:50 p.m.

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