



**COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD
REGULAR MEETING MINUTES
FEBRUARY 13, 2018**

1. CALL TO ORDER

Chairman Derek Blakeslee called the meeting of the Community Redevelopment Agency Advisory Board to order at 5:02 pm in City Hall's 3rd Floor Conference Room

2. ROLL CALL AND DETERMINATION OF QUORUM

A quorum was declared present.

Present: Chairman Derek Blakeslee, Vice-Chairman Nick Asma, and Board Members: Larry Cappleman, Tim Keating, Tara Moore, Daniel Starks, and Donald Wingate

Absent: George Spigener (excused)

City Staff: City Manager Mike Bollhoefer, Assistant to the City Manager Amy Martello, Economic Development Director Tanja Gerhartz, Urban Designer Kelly Carson, and recording secretary Kathleen Rathel

3. APPROVAL OF MINUTES

Motion by Tim Keating to approve the regular meeting minutes of August 8, 2017. Seconded by Larry Cappleman the motion carried unanimously 7 - 0.

4. DISCUSSION - EAST WINTER GARDEN DRAFT PLAN UPDATE

City Manager Bollhoefer started the discussion on the draft East Winter Garden plan prepared by Dover Kohl Partners. He stated the key to a successful redevelopment is a balance between affordable housing and the opportunity for people to own homes and increase wealth. It is a long process but this is a good place to start.

Three ways to improve and change a community:

- 1) Gentrification; let investors buy homes and rent them out
- 2) Subsidized housing; the community never improves but stays subsidized
- 3) Create subsidies and affordability but encourage the existing neighborhood to improve from within with better jobs, home ownership, and better education.

East Winter Garden already has good schools and the job base is improving with existing businesses upgrading and new ones coming in.

A discussion was opened regarding how many lots the City owns in East Winter Garden. City owned sites are shown on page 2.4 of the draft plan. Mr. Bollhoefer would like the CRA extended for 10 more years and dedicate at least 80% of funds

for East Winter Garden. He would also like the City to buy available lots for future projects or to possibly sell for owner-occupied housing.

5. DISCUSSION - EAST WINTER GARDEN COMMUNITY MEETING

The next Community Meeting is scheduled for March 12, 2018 with Dover Kohl Partners. After the meeting, the East Winter Garden plan would be approved by the City and then the City would begin work on implementing the plan.

DISCUSSION - ADDITIONAL ITEMS

City Manager Bollhoefer stated the City is meeting with Orange County on March 15, 2018, regarding the forced annexations of unincorporated sections of east Winter Garden. This will improve police and emergency service to the area. Other areas will be annexed in phases.

General discussion ensued regarding traffic concerns and status of other community projects.

6. MEMBER INPUT

Chairman Blakeslee suggested moving the next meeting from March 13, 2018 to March 6, 2018 in order for the Board to review the East Winter Garden plan before the Community Meeting on March 12, 2018.

Several members' terms expire in June of 2018 so recommendations will be accepted for new members or reappointment verifications.

7. ADJOURNMENT

The CRA Advisory Board Meeting was called adjourned at 5:35 pm to the next regularly scheduled meeting on March 6, 2018.

NOTE: Meeting date was changed by Board decision to March 6, 2018

ATTEST:

/S/

Recording Secretary Kathleen Rathel

APPROVED:

/S/

Chairman Derek Blakeslee